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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 3, 1974  
100 LARKIN STREET  
1:00 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Porter, Ritchie, Rueda

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties to be considered during the Zoning Hearing to be held on January 10, 1974.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meeting of November 29, 1973, APPROVED as  
SUBMITTED Vote: 6-0.

3. Current Matters

Allan B. Jacobs, Director of Planning, reported that the Board of Supervisors had postponed consideration of the Commission's proposed interim residential zoning controls until January 21, 1974.

The Director distributed copies of a Charter amendment proposed by Supervisor Kopp concerning conflict of interest. He also distributed copies of a memorandum prepared by the League of California Cities on the State Conflict of Interest Act.

The Director advised the Commission that the Secretary of the State Resources Agency has issued a series of amendments to the State guidelines controlling environmental review by local agencies; and he indicated that he will report further on the changes following review of the changes by the staff.

The Director reported that the Board of Supervisors, meeting on Wednesday, voted in favor of an ordinance authorizing the Rehabilitation Assistance Program which will provide low-interest rate loans for residential building repairs and improvements in designated code enforcement areas.

4. R73.66 - Geneva Avenue Car barn:

Rental of corner lot at Delano Avenue for use as a  
Contractor's Yard.

IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS Vote: 6-0.





JANUARY 3, 1974

5. R73.71 - Jurisdictional transfer of properties in Western Addition Redevelopment Project Area A-2 for Mini-parks.  
Removed from Agenda at Request of Redevelopment Agency.

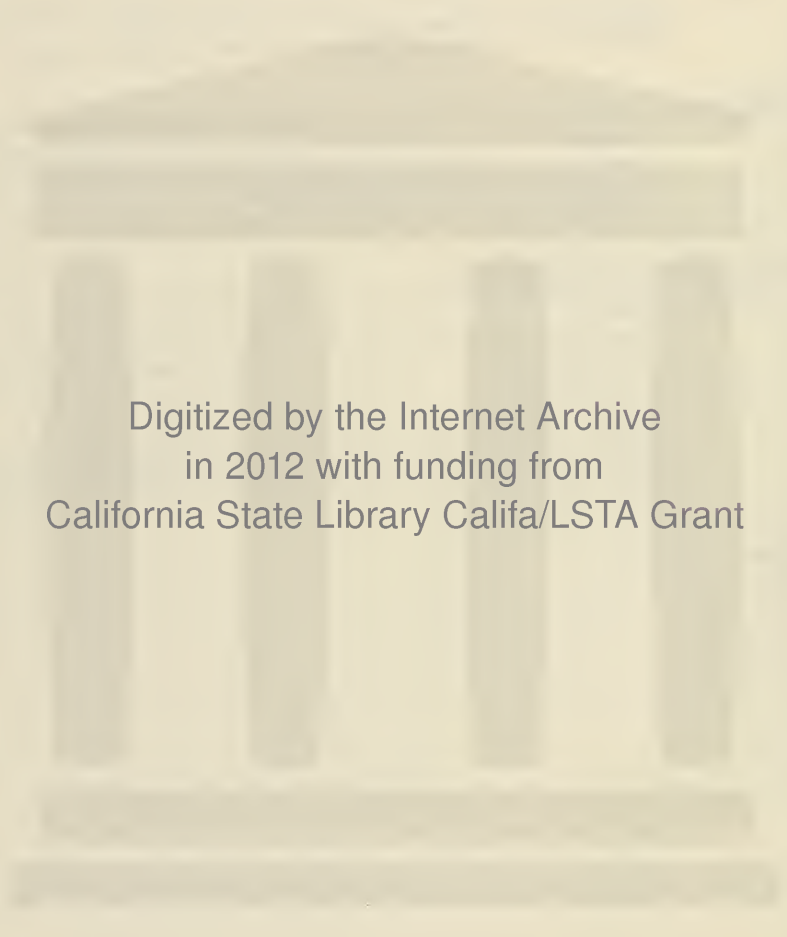
2:30 P.M.

6. EE73.165 - Consideration of draft Environmental Impact Report for proposed 35 unit apartment building with a height of 160 feet to be located on property at 897 California Street, southeast corner of Powell Street.  
POSTPONED until Meeting of January 31, 1974, at 3:00 p.m.

3:00 P.M. - Room 282, City Hall

7. CU73.45 - Area bounded generally by Fulton, Shrader, Fell and Stanyan Streets.  
Request for authorization for a Planned Unit Development for St. Mary's Medical Offices and Hospital Master Plan; in an R-4 District.  
(UNDER ADVISEMENT from Meeting of December 6, 1973)  
MASTER PLAN APPROVED Resolution No. 7125 Vote: 4-2.  
CONDITIONAL USE APPLICATION APPROVED IN PRINCIPLE WITH RESOLUTION CONTAINING SPECIFIC CONDITIONS TO BE ADOPTED ON JANUARY 10, 1974. Vote: 4-2.

ADJOURNED: 6:40 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 10, 1974  
ROOM 282, CITY HALL  
1:30 P.M.

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PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda

1. Current Matters

Allan B. Jacobs, Director of Planning, informed the Commission that the Fire, Safety, and Police Committee of the Board of Supervisors would be meeting later in the afternoon to consider the Transit Preferential Streets program; and he indicated that he intended to testify before that committee.

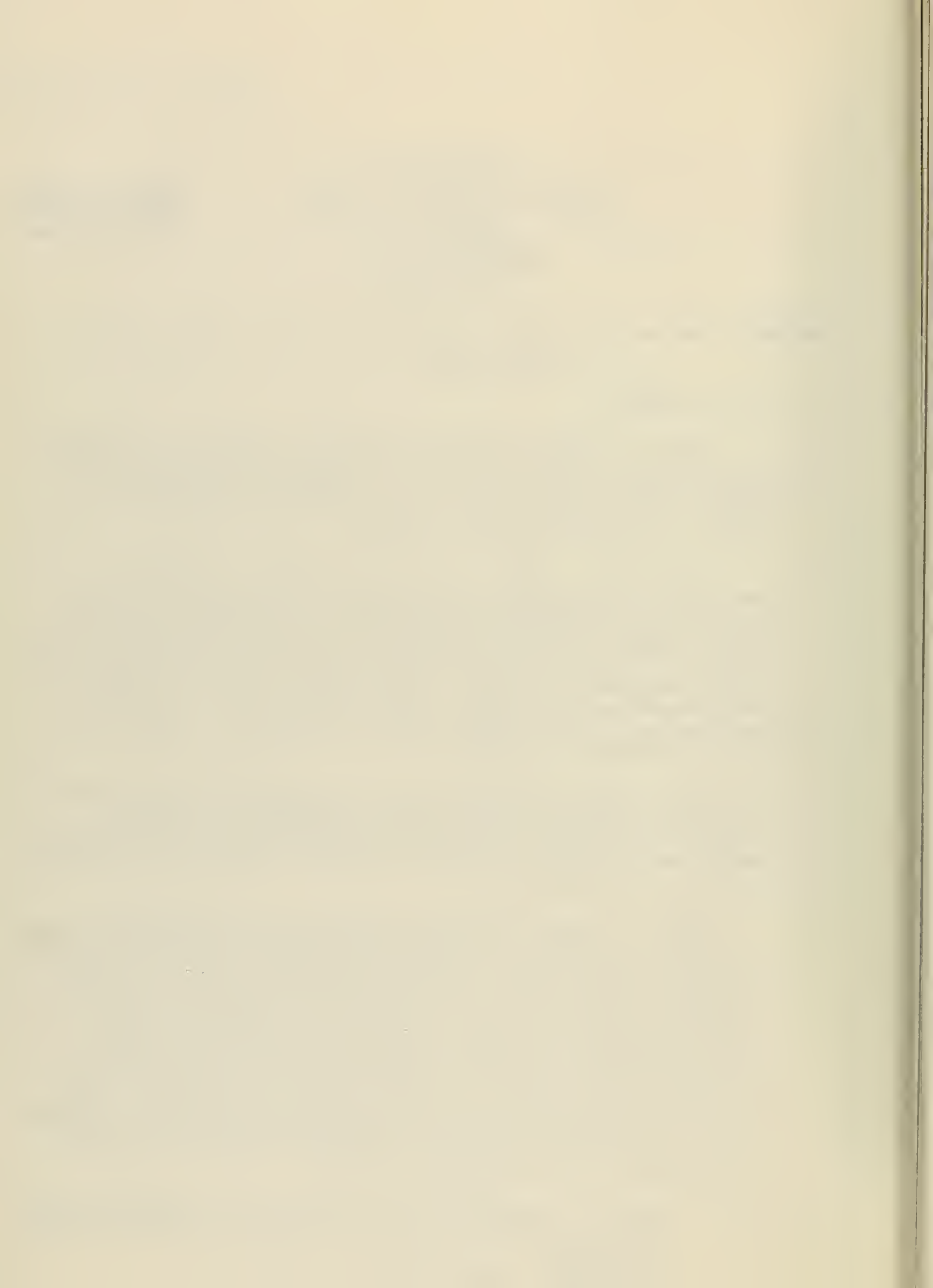
The Director, noting that the Commission, on September 6, had adopted a resolution specifying that a hearing was to be held within 5 months to consider the proposal for rezoning portions of Pacific Heights, indicated that that 5-month period will expire on February 6. Since the Board of Supervisors has not acted on proposed interim residential controls, it has been difficult to schedule neighborhood rezoning requests which are now pending; however, if the Board acts on the interim controls on January 21, dates for definite hearings can be set.

The Director distributed copies of a memorandum which he had prepared for the Board of Supervisors in response to questions which had been raised regarding the proposed interim residential zoning controls during the interim since the proposal was presented to the Board on December 26.

George A. Williams, Assistant Director (Plans & Programs), reported on a proposal, recently presented to an Advisory Committee of the Bay Conservation and Development Commission, for development of an Embarcadero Marina, consisting of a boatel, restaurants, a passenger terminal and hotel, a commercial amusement area, and a bird refuge, extending southward from Pier 9 to Pier 24. The Director indicated that other development proposals may be presented involving the same area; and he advised the Commission that the staff of the Department of City Planning will prepare an outline of the steps which any developer would have to take in relation to the processes and limitations involving the Department of City Planning and the City Planning Commission.

2. R73.65 - Revocable Encroachment Permit to fence and occupy the north-west half of Channel Street between 7th and Carolina Streets for parking.

IN CONFORMITY WITH MASTER PLAN Vote: 7-0.



JANUARY 10, 1974

3. CU73.45 - Area bounded generally by Fulton, Shrader, Fell and Stanyan Streets.

Request for authorization for a Planned Unit Development for St. Mary's Medical Offices and Hospital Master Plan; in an R-4 District.

(UNDER ADVISEMENT from meeting of January 3, 1974)

APPROVED with CONDITIONS Resolution No. 7126 Vote: 6-1.

2:00 P.M.

4. CU73.62 - 1400 - 19th Avenue, southeast corner of Judah Street.

Request for authorization to modernize and expand a non-conforming automobile service station and to extend the May 2, 1980 termination date to December 31, 1985; in an R-3 District.

The Commission indicated its intention to approve the proposed expansion subject to conditions but to retain the 1980 termination date. The matter was then taken UNDER ADVISEMENT until the meeting of January 17, 1974; and the staff was instructed to prepare a draft resolution of approval with appropriate conditions. Vote: 7-0.

5. CU73.63 - 899 North Point Street, southeast corner of Larkin Street.

Request for authorization for a parking lot for approximately 25 automobiles to be operated in conjunction with an existing non-conforming gasoline service station; in an R-3 District. The Commission indicated its intention to authorize a parking lot for 16 automobiles subject to appropriate conditions.

The matter was then taken UNDER ADVISEMENT until the meeting of January 17, 1974; and the staff was instructed to prepare a draft resolution of approval with appropriate conditions. Vote: 7-0.

6. CU73.64 - 1200 Columbus Avenue, northeast corner of Bay Street.

Request for authorization for a parking lot for approximately 30 automobiles; in a C-2 District and in the Northern Waterfront Special Use District No. 2.

POSTPONED until meeting of February 7, 1974 Vote: 7-0.

7. CU73.65 - 507-9 Lyon Street, west line, 100 feet North of Grove Street.

Request for authorization for a Board and Care Home for 12 mentally handicapped individuals; in an R-3 District.

APPROVED with CONDITIONS Resolution No. 7127 Vote: 7-0.

8. CU73.66 - 1772 Vallejo Street, north line, 67.5 feet East of Gough Street.

Request for modification of conditions in Resolution No. 6659 to permit the existing building to be used for professional offices other than attorney's offices; in an R-4 District. APPROVED with CONDITIONS Resolution No. 7128 Vote: 7-0.



SUMMARY OF THE REGULAR MEETING

- 3 -

JANUARY 10, 1974

3:00 P.M.

9. CU73.67 - 2680 Bryant Street, west line, 104 feet North of 25th Street.  
Request for authorization for a Board and Care Home for 11 mentally handicapped individuals; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7129 Vote: 7-0.
10. CU73.68 - 6408-24 Third Street, Northeast corner of Key Avenue.  
Request for authorization for a mortuary establishment; in a C-2 District.  
APPROVED with CONDITIONS Resolution No. 7130 Vote: 7-0.
11. CU73.70 - 101, 109 and 115 Shields Street, Southwest corner of Bright Street.  
Request for authorization for a nursery school - Child Care Center; in an R-1 District.  
TAKEN UNDER ADVISEMENT until meeting of January 17, 1974.  
Vote: 7-0.
12. CU73.71 - 1001 California Street, Southwest corner of Mason Street.  
Request for modification of stipulations established by Resolution No. 5255 to allow exterior alteration of the existing building by attaching a mural which incorporates a sign with an area of approximately 90 square feet; in an R-5 District.  
DISAPPROVED Resolution No. 7131 Vote: 7-0.
13. CU73.72 - 4686 - 18th Street, north line, 60.3 feet East of Market Street.  
Request for removal of the May 2, 1980 expiration date which presently applies to the existing non-conforming use, a grocery store; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7132 Vote: 7-0.

Adjourned: 4:45 p.m.





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~~SAN FRANCISCO~~  
~~CITY PLANNING COMMISSION~~  
~~SUMMARY OF THE REGULAR MEETING~~  
~~THURSDAY~~  
~~JANUARY 17, 1974~~  
~~100 LARKIN STREET~~  
~~2:15 P.M.~~

ROLL CALL: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter,  
Ritchie, Rueda

Approval of Minutes

Minutes of the Meetings of November 15 and December 20, 1973,  
APPROVED as SUBMITTED Vote: 5-0.

1. Election of Officers

Walter S. Newman was re-elected President; Mrs. Charles B.  
Porter was re-elected Vice President. Vote: 6-0.

2. Current Matters

Allan B. Jacobs, Director of Planning, distributed copies of the  
report of the 1973 Grand Jury on the Department of City Planning.

The Director advised the Commission that the Landmarks Pre-  
servation Advisory Board and the Board of Supervisors have been  
petitioned to designate the City of Paris building as a landmark;  
and he indicated that the Landmarks Preservation Advisory Board  
has already begun investigative work on this matter.

The Director reminded the Commission that the Board of Super-  
visors, meeting next Monday, will consider the Commission's recom-  
mendation for enactment of Interim Residential Zoning Controls.

The Director informed the Commission that Franklin Hospital  
is preparing a conditional use application and an accompanying  
environmental impact report for four major building additions to  
the Ralph K. Davies Medical Center.

The Director reported that he had requested the staff of the  
Department of City Planning to develop guidelines for the prepara-  
tion of institutional Master Plans; and he indicated that he would  
be prepared to present those guidelines to the Commission in ap-  
proximately two weeks.

After discussion, the Commission voted unanimously to approve  
a sign for a parking lot at St. Francis Hospital as being within  
the intent of Resolution No. 7037 which was previously adopted by  
the Commission.



3. Consideration of Redevelopment Plan for Lincoln Elementary School Site in Yerba Buena Center.  
The Commission adopted Resolution No. 7133 to select the Lincoln School Redevelopment area and Resolution No. 7134 to formulate the preliminary plan for that area. Vote: 6-0.

3:00 P.M.

4. CU73.62 - 1400 - 19th Avenue, southeast corner of Judah Street.  
Request for authorization to modernize and expand a non-conforming automobile service station and to extend the May 2, 1980 termination date to December 31, 1985; in an R-3 District.  
(Under advisement from City Planning Commission meeting of January 10, 1974.)  
APPROVED with CONDITIONS Resolution No. 7135 Vote: 6-0.
5. CU73.63 - 899 North Point Street, southeast corner of Larkin Street.  
Request for authorization for a parking lot for approximately 25 automobiles to be operated in conjunction with an existing non-conforming gasoline service station; in an R-3 District.  
(Under advisement from City Planning Commission meeting of January 10, 1974.)  
APPROVED with CONDITIONS Resolution No. 7136 Vote: 6-0.
6. CU73.70 - 101, 109 and 115 Shields Street, southwest corner of Bright Street.  
Request for authorization for a nursery school - Child Care Center; in an R-1 District.  
(Under advisement from City Planning Commission meeting of January 10, 1974)  
CONTINUED UNDER ADVISEMENT until meeting of February 7, 1974  
Vote: 6-0.

Adjourned: 4:30 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 24, 1974  
100 LARKIN STREET  
1:30 P.M.

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PRESENT: Commissioners Farrell, Fleishhacker, Newman, Porter, Ritchie,  
Rueda

Approval of Minutes

Minutes of the meetings of December 6 and 13, 1973, APPROVED  
as SUBMITTED. Vote: 5-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, introduced Selina Bendix,  
the Department of City Planning's new Environmental Review Officer.

The Director advised the Plan Implementation Committee (Commissioners Fleishhacker, Porter, Rueda), of a meeting scheduled next Thursday afternoon, January 31, at 12:15 p.m.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7137 and to endorse in principle a proposed Charter amendment which would establish a San Francisco Acquisition and Development Fund, based on a property tax of 10¢ per \$100.00 of assessed value, to be used for acquisition and development of open space in San Francisco in accordance with the Recreation and Open Space Element of the Comprehensive Plan.

The Director presented a plan which had been prepared by the staff of the Department of City Planning, at the request of the Waterfront Advisory Committee to the Bay Conservation and Development Commission (BCDC), to illustrate the development potential of the area along the waterfront bounded generally by the Bay Bridge and Second Street for residential purposes.

2. R73.71 - Jurisdictional Transfer of Property from the Redevelopment Agency to the Recreation and Park Department (Western Addition Mini-Parks).  
Transfer of jurisdiction over four sites IN CONFORMITY WITH MASTER PLAN; transfer of jurisdiction over a fifth site DOES NOT AFFECT MASTER PLAN. Vote: 6-0.

3. Presentation of Report on Housing Programs and Strategy.

George A. Williams, Assistant Director - Plans and Programs, and Ronald Jonash, City Planning Co-ordinator, presented the report and responded to questions raised by members of the Commission.

Adjourned: 3:30 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JANUARY 31, 1974  
100 LARKIN STREET  
1:00 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on February 7, 1974.

2:15 P.M. - 100 Larkin

2. Approval of Minutes

Minutes of the meeting of November 16, 1973, APPROVED as  
SUBMITTED Vote: 6-0.

3. Current Matters

President Newman announced that Allan B. Jacobs, Director of Planning, was in Cleveland to attend the funeral of his mother.

Edward I. Murphy, Acting Director of Planning, reported that a suit had been filed against the City to challenge the validity of the Environmental Impact Report for the proposed expansion of the San Francisco International Airport. He also advised the Commission that the City Attorney had filed an answer and a motion for summary judgment in another suit challenging the height and bulk ordinance on the basis that no environmental impact report was prepared for that ordinance.

Mr. Murphy informed the Commission that Supervisor Kopp had requested the City Attorney to prepare legislation which would require that notices of Planning Code changes designate street numbers, where possible, of the properties affected. The staff of the Department of City Planning is reviewing the legislation; and a public hearing will be held on the matter.

Peter Groat, Planner IV - Urban Systems Analyst, summarized the final report submitted by the Department of City Planning's consultant on the Economic Growth Study Design project.

Acting on Mr. Murphy's recommendation, the Commission voted unanimously to adopt Resolution No. 7138 extending the date set by Resolution No. 7066 for a public hearing on proposed reclassification of properties in the area bounded by Union Street,





JANUARY 31, 1974

Van Ness Avenue, Bush Street and Steiner Street, as requested by the Pacific Heights Association. The public hearing is now scheduled for April 18, 1974.

Carl Ness, Planner II, presented and summarized a status report on automobile wrecking yards.

George A. Williams, Assistant Director - Plans and Programs, presented and summarized a memorandum entitled "Format, Substance, and Procedures to be Required for Institutional Master Plans". The Commission deferred its endorsement of the memorandum until its meeting of February 7, 1974.

2:30 P.M.

4. EE73.165 - Public hearing on draft Environmental Impact Report for proposed 35 unit apartment building to be located on property at 897 California Street, southeast corner of Powell Street.  
(Under advisement from meeting of January 3, 1974)  
CERTIFIED AS COMPLETE AND ADOPTED WITH AMENDMENTS  
Resolution No. 3139 Vote: 7-0.
5. R73.67 - Performing Arts Center - Parking Facility  
POSTPONED INDEFINITELY Vote: 7-0.
6. Consideration of Housing Programs and Strategy Report  
(Under advisement from meeting of January 24, 1974)  
Continued under advisement until meeting of February 7, 1974. Vote: 7-0.

Adjourned: 4:45 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
FEBRUARY 7, 1974  
100 LARKIN STREET  
2:15 P.M.

DOCUMENTS

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PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter,  
Ritchie, Rueda.

### Approval of Minutes

Minutes of the meetings of January 3 and 31, 1974, APPROVED as  
SUBMITTED Vote: 4-0.

### 1. Current Matters

Acting on the recommendation of the Director, Allan B. Jacobs, the Commission voted unanimously to deny a request from the manager of the Stanford Court to conduct a discretionary review of plans for an apartment building proposed for property located on the southeast corner of California and Powell Streets.

Peter Svirsky, Planner V - Zoning, reported to the Commission on changes in the State Environmental Review Guidelines and changes being proposed in the local ordinance.

### 2. Consideration of Housing Programs and Strategy Report. (UNDER ADVISEMENT from meeting of January 31, 1974)

After discussion, the Commission voted unanimously to adopt Resolution No. 7140 to endorse the staff report entitled "Residence - Strategy and Programs -- Recommendations for Implementing the Residence Element of the Comprehensive Plan of San Francisco" and authorized the Director of Planning to take all reasonable steps to attain implementation of the strategies and programs contained in the report.

### 3:00 P.M. - Room 282, City Hall Zoning Hearing

3. ZM73.31 - 202, 204-208, 210, 214, 218, 222, 226, 230, 236-238, 240  
and 244 Roosevelt Way.  
R-4 to an R-2 District.  
(POSTPONED from hearing of December 6, 1973)  
DISAPPROVED Resolution No. 7141 Vote: 6-1.

The Commission subsequently voted unanimously to adopt Resolution No. 7142 to announce its intention to hold a discretionary review of plans for any projects proposed for these properties in the future.



4. ZM74.1 - 2045 Lawton Street, southeast corner of 27th Avenue.  
R-3 to a C-2 District.  
TAKEN UNDER ADVISEMENT INDEFINITELY Vote: 6-1.
5. CU74.1 - Sutter Street, south line, 137.5 feet east of Buchanan Street.  
Request for authorization for a Philanthropic Institution to  
serve as the offices of the Japanese American Citizens League;  
in an R-4 District.  
APPROVED with CONDITIONS Resolution No. 7143 Vote: 7-0.
6. CU74.2 - 156-162 Guerrero Street, west line, 105 feet south of Clinton  
Park.  
Request for modification of conditions contained in City  
Planning Commission Resolution No. 7043 to extend the term  
of the Conditional Use parking lot from July 12, 1975, to  
December 31, 1985.  
DISAPPROVED Resolution No. 7144 Vote: 5-1.
7. CU73.64 - 1200 Columbus Avenue, northeast corner of Bay Street.  
Request for authorization for a parking lot for approximately  
30 automobiles; in a C-2 District and in the Northern Water-  
front Special Use District No. 2.  
(POSTPONED from meeting of January 10, 1974)  
APPROVED with CONDITIONS Resolution No. 7145 Vote: 6-0.
8. CU73.70 - 101, 109, and 115 Shields Street, southwest corner of Bright  
Street.  
Request for authorization for a Nursery School - Child Care  
Center; in an R-1 District.  
(UNDER ADVISEMENT from meeting of January 17, 1974)  
DISAPPROVED Resolution No. 7146 Vote: 6-0.

Adjourned: 5:30 p.m.



SECRETARY'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION

Minutes and Summary of the Regular Meeting held Thursday, February 14, 1974.

The City Planning Commission met pursuant to notice on Thursday, February 14, 1974, at 2:30 p.m. in Room 282, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Robert Passmore, Planner V (Zoning); Selina Bendix, Environmental Review Officer; Alec Bash, Planner III; Marie Zeller, Planner III - Administrative; Glenda Skiffer, Planner II; Moira So, Planner II; and Lynn E. Pio, Secretary.

Larry Liebert represented the San Francisco Chronicle; George Rhodes represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meetings of November 1, 1973, and January 17, 24, and 31, 1974, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that he had appeared before the Fire, Safety, and Police Committee of the Board of Supervisors earlier in the afternoon to participate in that Committee's consideration of the Transit Preferential Streets Program.

The Director advised the Commission of changes which had been made in the proposed Open Space Acquisition and Development Fund Charter Amendment by the Legislative and Personnel Committee of the Board of Supervisors last Thursday. After discussion, the Commission requested President Newman to appear before the Board of Supervisors at the appropriate time to request that body to reinstate the original ratio of 75% expenditure for acquisition and 25% expenditure for maintenance and development instead of the 35%-15% ratio which had been proposed by the Legislative and Personnel Committee. By the terms of the proposed Charter amendment the ratio of expenditure would be fixed only for the first 5 years of the program.

The Director informed the Commission that he had taped an interview for television Channel 9 on the impact of BART in the Mission district. He indicated that the program will be shown on February 14 or February 15 on the "magazine" section of "Newsroom".





FEBRUARY 14, 1974

Commissioner Fleishhacker inquired about the present status of the Comprehensive Residential Zoning Study. The Director replied that a work program for the study is being formulated; and he anticipated that the study will be underway by July 1.

Commissioner Fleishhacker then asked if it were true that the property occupied by the offices of the Department of City Planning at 100 Larkin Street is being considered as a possible site for the new Performing Arts Center. The Director replied in the affirmative.

At 2:55 p.m. President Newman announced a five minute recess. The Commission reconvened at 3:00 p.m. and proceeded with hearing of the remainder of the agenda.

EE73.224 - APPEAL OF A NEGATIVE DECLARATION BY THE DEPARTMENT OF CITY PLANNING RELATING TO THE VARIANCE APPLICATION FOR CONVERSION FOR THE NOTRE DAME HOSPITAL BUILDING AT 1590 BROADWAY.

Alec Bash, Planner III, summarized the case report which had been prepared for the Commission on this matter. The case report is available in the files of the Department of City Planning.

The Commission then heard from members of the audience, as follows:

Michael S. Percherer, representing the appellant and the Broadway-Polk Residents and Merchants Association; Linda Wong, Co-chairman of the Chinatown Coalition for Better Housing; Mrs. Hui, representing a group of elderly people from Chinatown; Sam Yuen, Director of Self Help for the Elderly; Sam Duval, operator of businesses located at 2200 Polk Street, 1906 Polk Street, and 2323 Polk Street; John Duke, a resident on Van Ness Avenue; Jim Cahill, operator of a business at 2155 Polk Street; Dick Jerach, a resident of the area; John H. Tolan, Jr., Mayor Alioto's Deputy for Development; William Rosso, representing the Maisin Development Corporation; Gerald D. Fox, representing DeLeuw, Cather and Company; Bill Jurvas, manager of an apartment building in the vicinity of the subject site; Calvin Welch, a resident of the Haight-Ashbury District; and Alice Barkley, a resident on Pacific Avenue between Polk and Larkin Street.

After discussion, it was moved by Commission Mellon, seconded by Commissioner Porter and carried unanimously that Resolution No. 7147 be adopted finding that the variances requested for the proposed project could not have a substantial effect on the environment; thereby affirming the Negative Declaration filed by the Department of City Planning. As a result, no environmental impact report will be required.



MINUTES AND SUMMARY OF REGULAR MEETING - 3 -

FEBRUARY 14, 1974

A standard tape cassette recording of the proceedings is available in the files of the Department of City Planning for public listening or transcription.

The meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary



21/74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
FEBRUARY 21, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

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MAR 1 1974  
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PRESENT: Commissioners Farrell, Fleishhacker, Newman, Porter, Ritchie, Rueda

Approval of Minutes

Minutes of the meeting of November 8, 1973, to be considered for approval. APPROVED as SUBMITTED Vote: 6-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission of matters which were being considered this afternoon by the Planning, Housing and Development Committee of the Board of Supervisors.

The Director informed the Commission that the full Board of Supervisors, meeting next Monday, will hear the appeal of the Commissioner's recent approval of the Conditional Use medical office building for St. Mary's Hospital.

The Director reminded members of the Commission that a Field Trip will be scheduled next Thursday at 1:00 P.M. to visit properties which will be scheduled for consideration during the Zoning Hearing to be held on March 7, 1974.

The Plan Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) agreed to meet next Friday, March 1, at noon to discuss the March 7 Zoning Cases.

The Director reported that the State Compensation Insurance Fund is proposing to construct an office building at Ninth and Market Streets which would have 100 more parking spaces than would be permitted without Conditional Use approval by the Commission. Representatives of the Fund have claimed that the organization is a State agency and that it is therefore exempt from local zoning requirements; and they have indicated that they will not file a Conditional Use application. The staff of the Department of City Planning was of the opinion that the Fund is not a State agency in a complete sense since it functions as any other private insurance carrier does and since a local building permit is required; and the staff has advised the Fund that their building permit application will not be approved if it calls for additional parking spaces which have not been approved by the City Planning Commission as a Conditional Use.



Acting on the recommendation of the Director, the Commission voted unanimously to deny a request from the Haight-Ashbury Improvement Association to conduct discretionary reviews of applications for second-hand dealers at 1612 and 1732 Haight Street.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7150 to authorize the Director to prepare and submit supplemental appropriation and budget requests for funds for use of employees' cars.

2. R118.73.26 - Consideration of Proposed Condominium Subdivision of Park Merced.  
NOT IN CONFORMITY WITH MASTER PLAN      Vote: 5-0.

3:00 P.M.

3. LM74.1 - Consideration of a proposal to designate the Mish House, 1153 Oak Street, as a Landmark.  
APPROVED Resolution No. 7148      Vote: 6-0.
4. LM74.2 - Consideration of a proposal to designate the Quinn House, 1562 McKinnon Avenue, as a Landmark.  
APPROVED Resolution No. 7149      Vote: 6-0.

Adjourned: 4:45 P.M.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
FEBRUARY 28, 1974  
100 LARKIN STREET  
1:00 P.M.

DOCUMENTS  
MAR 1 1974  
SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on March 7, 1974.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meetings of January 10 and February 14, 1974, APPROVED  
as SUBMITTED Vote: 6-0.

3. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee (Commissioners Fleishhacker, Rueda, Porter) of a meeting scheduled tomorrow, March 1, at 12:00 Noon.

The Director distributed a revised listing of Committees of the Commission reflecting regular meeting dates which have been agreed to by members of the Commission. A proposed amendment of the Rules and Regulations of the Commission to establish these regular meeting dates will be calendared for consideration by the Commission next week.

Richard Hedman, Planner V - Urban Design, reported on the status of protected residential area plans for the Inner Richmond District, the Inner Sunset District and the Mission District.

The Director summarized a memorandum which he had prepared for the Bay Conservation and Development Commission's Waterfront Advisory Committee concerning proposed development guidelines for the Northern Waterfront.

After discussion, the Commission requested that the Director determine what would be involved in preparation of a condominium subdivision ordinance or a general subdivision ordinance, that he obtain copies of such ordinances from other communities, and that he report back on this matter in four weeks.

The Commissioners requested that they be advised of the details of their responsibility for filing financial disclosure statements in April at next week's meeting.



4. R73.59 - Sidewalk extensions on Woodland Avenue at Parnassus Avenue.  
IN CONFORMITY WITH MASTER PLAN Vote: 7-0.
5. R74.2 - Establishment of sidewalk width on Front Street at Vallejo Street.  
IN CONFORMITY WITH MASTER PLAN Vote: 7-0.

Adjourned: 3:40 P.M.



3/7/74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 7, 1974  
ROOM 232, CITY HALL  
1:45 P.M.

DOCUMENTS

MARCH 1

PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Newman, Porter, Ritchie

Approval of Minutes

1. Minutes of the Meeting of February 7, 1974, APPROVED as  
SUBMITTED Vote: 4-0.
2. Current Matters

Allan B. Jacobs, Director of Planning, informed the Commission that Conditional Use Application No. 74.3, involving a request for authorization for a car wash at 24th and Diamond Streets, had been advertised in error for hearing at this meeting. The staff had made a determination that an Environmental Impact Report would be required for this project; and that determination has been appealed. The appeal will be heard on March 21 at 3:00 p.m.; and the Conditional Use Application can not be heard until the Environmental Impact Report matter is resolved. The Commission voted unanimously to postpone action on the Conditional Use Application until the Environmental Impact Report matter is resolved.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7151 to direct the Zoning Administrator to conduct initial hearings of Conditional Use Applications for legalization of existing board and care homes and to continue such hearings to a regular meeting of the Commission.

Acting on the recommendation of the Director, the Commission voted unanimously to authorize the Environmental Review Officer to conduct a joint public hearing with the Environmental Protection Agency on the draft Environmental Report for the Waste Water Master Plan prior to a hearing by the Commission.

Peter Svirsky, Planner V, gave the Commissioners two manuals from the California Secretary of State pertaining to conflict of interest requirements under State law.

The Commission requested that a Special Meeting be scheduled for further discussion of this matter.

The Director reminded the City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon and Ritchie) of a meeting scheduled next Thursday, March 14, at 12:00 noon.



MARCH 7, 1974

3. Consideration of Amendments to Section 1, 3, 4 and 5 of Article IV of the Rules and Regulations of The City Planning Commission.  
APPROVED Vote: 4-0.
4. R73.57 - Land Acquisition for Municipal Railway Transformer Stations.  
IN CONFORMITY WITH MASTER PLAN Vote: 4-0.

2:00 P.M. - Zoning Hearing

5. CU74.4 - 1754 Fell Street, north line, 120.25 feet East of Ashbury St.  
Request for authorization for a philanthropic or eleemosynary institution to permit continued occupancy of the subject building by the San Francisco Drug Treatment Program, Inc.  
in an R3.5 District.  
APPROVED WITH CONDITIONS Resolution No. 7152 Vote: 4-0.
6. EE74.23 - Appeal of a determination by the Department of City Planning that an Environmental Impact Report will be necessary for the project contemplated in CU74.5 which appears below.  
ENVIRONMENTAL IMPACT REPORT NOT REQUIRED  
Resolution No. 7153 Vote: 4-0.
7. CU74.5 - Third Street, Southeast corner of Meade Avenue  
Request for authorization for a mortuary establishment; in a C-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7154 Vote: 4-0.
8. CU74.6 - 5 Wood Street, west line, 422.4 feet North of Geary Boulevard  
Request for authorization for an eleemosynary or philanthropic institution. The application proposes a memorial to the Hindustan Gadar Party which will consist of a museum and a library and will be used for educational purposes; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7155 Vote: 4-0.
9. ZM74.2 - 366 - 9th Street, Southwesterly corner of Sheridan Street  
M-1 to C-3-S with consideration to be given to C-M, also.  
RECLASSIFICATION TO C-M APPROVED Resolution No. 7156  
Vote: 3-1.

3:00 P.M.

10. EE73.140 - Consideration of Draft Environmental Impact Report for an 8-unit apartment building proposed for the Northeast corner of Rossi Street and Turk Boulevard.  
CERTIFIED AS COMPLETE WITH AMENDMENTS Resolution No. 7157  
Vote: 4-0.





MARCH 7, 1974

11. Consideration of requests for discretionary review of building permit applications for 8-unit apartment buildings proposed for the North-east corner of Turk Boulevard and Stanyan Street and the Northeast corner of Turk Boulevard and Rossi Avenue.  
APPROVED Resolution Nos. 7158 and 7159 Vote: 4-0.
12. ZM73.32 - Turk Street, north line, between Parker Avenue and a point 100 feet East of Arguello Boulevard, including all lots presently zoned R-3 which front on Edward Street, Willard Street North, Rossi Avenue, Stanyan Street, Beaumont Avenue and Parker Avenue R-3 to an R-2 District.  
APPROVED Resolution No. 7160 Vote: 4-0.
13. CU74.7 - Homewood Terrace, North side of Ocean Avenue 171 feet East of Keystone Way  
Request for authorization for a planned unit development consisting of 172 dwelling units, to be sold as condominiums, and a community building; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7161 Vote: 4-0.
14. R118.74.3 - Tentative Condominium Subdivision Map  
Homewood Village, Lots 5 and 8 in Assessor's Block 3283.  
IN CONFORMITY WITH MASTER PLAN Vote: 4-0.
15. EE74.4 - Appeal of a negative declaration by the Department of City Planning relative to a 43-unit apartment building proposed at 1790 Broadway.

The Commission overruled the staff's negative declaration and required that an Environmental Impact Report be prepared. The Commission also announced its intention of conducting a discretionary review of the building permit application for this project. Resolution No. 7162 Vote: 4-0.

Adjourned: 6:30 p.m.



C55  
#21  
3/14/74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 14, 1974  
100 LARKIN STREET  
2:00 P.M.

DOCUMENTS

1974

PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Newman, Porter, Ritchie

1. Current Matters

Allan B. Jacobs, Director of Planning, reported that Peter Svirsky was on leave to attend the funeral of his father in Florida.

The Director reminded the Neighborhood Plans Committee (Commissioners Rueda, Fleishhacker, Ritchie) of a meeting scheduled for next Thursday, March 21, at 12:00 noon.

The Director informed the Commission that the Open Space Acquisition Fund Charter Amendment has been approved by the Board of Supervisors for inclusion on the June ballot.

John Phair, City Planning Co-ordinator, distributed and commented on a list of neighborhood organizations in San Francisco which had been prepared by the staff.

DeWayne Guyer, Planner III - Urban Design, presented and summarized a statistical profile report on the Sunnysdale-Visitation Valley neighborhood.

Charna Staten, Planner III, reported on elements of the Transit Preferential Streets program which have been approved by the Board of Supervisors.

The Director noted that the staff had presented to the Commission on January 31, 1974, a memorandum recommending the format, substance and procedures which should be required for Institutional Master Plans. At that time, the Commission had requested that copies of the memorandum be sent to each major hospital in the City for comment, which has been done. After summarizing the comments which had been received, the Director recommended the adoption of a draft resolution which would endorse the memorandum and authorize the Director to take reasonable steps to implement the guidelines set forth therein. After discussion, the Commission voted 3-1 to postpone action on the draft resolution until May 16, 1974.

2. Discussion of information to be included in financial disclosure forms to be filed under State Law.

Following the discussion, the Commission requested the Secretary to prepare and mail to each member a summary of the Secretary of State's Information Manual on State requirement for the disclosure of assets and income.



3. R74.8 - Sidewalk Extensions: Bryant Street between 21st and 23rd Street; Harrison Street between 23rd and 25th Streets.  
IN CONFORMITY WITH MASTER PLAN Vote: 4-0.
4. R74.7 - Sidewalk Extensions: Precita Avenue between Folsom Street and Coso Avenue.  
IN CONFORMITY WITH MASTER PLAN Vote: 4-0.

3:00 P.M.

5. EE73.231 - Appeal of a Negative Declaration by the Department of City Planning relative to a proposed 18-unit apartment building to be located at 4050 - 17th Street.

The Commission overruled the staff's negative declaration and required that an Environmental Impact Report be prepared.  
Resolution No. 7163 Vote: 4-0.

Adjourned: 3:55 p.m.



MAR 25 1974

SAN FRANCISCO  
PUBLIC LIBRARY

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 21, 1974  
100 LARKIN STREET  
1:45 P.M.

PRESENT: Commissioners Farrell, Mellon, Newman, Porter, Ritchie, Rueda

Approval of Minutes

Minutes of the meeting of February 28, 1974, APPROVED as  
SUBMITTED Vote: 6-0.

1:45 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:45 p.m. to take a field trip to property at 24th and Diamond Streets which was to be the subject of the 3:00 p.m. calendar items.

2:15 P.M. - 100 Larkin Street

2. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission that the Health and Environment Committee of the Board of Supervisors will review the Environmental Impact Report for the proposed St. Mary's Hospital expansion project on Friday, March 22, at 2:00 p.m.

The Director reminded the Plan Implementation Committee (Commissioners Fleishhacker, Rueda, Porter) of a meeting scheduled next Friday, March 29, at 12:00 noon.

The Director reported on the effect which the Board of Supervisors' recent decision on salary raises will have on the professional staff of the Department of City Planning.

3. R74.5 - Alignment and Acquisition - Franconia Street.  
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.
4. R74.6 - Sale of Surplus Land at Ellis Street and 5th Street North.  
IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS Vote: 6-0.

2:30 P.M.

5. Consideration of a proposal to award a Certificate of Merit for the Mary Ellen Pleasant Trees at Bush and Octavia Streets.  
APPROVED Resolution No. 7164 Vote: 6-0.





3:00 P.M.

6. EE74.8 - Appeal of a Determination by the Department of City Planning that an Environmental Impact Report will be required for the project contemplated in CU74.3 which appears below.  
The Commission OVERRULED the staff's requirement for an Environmental Impact Report Resolution No. 7165 Vote: 4-0.
7. CU74.3 - 4199 - 24th Street, Southeast corner of Diamond Street  
Request for authorization for a self-service car and boat wash; in a C-2 District.  
(Postponed from Meeting of March 7, 1974)  
DISAPPROVED Resolution No. 7166 Vote: 4-0.

Adjourned: 3:50 P.M.



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3/28/74

DOCUMENTS

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MARCH 28, 1974  
100 LARKIN STREET  
1:00 P.M.

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Mellon, Porter, Ritchie, Rueda

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to property to be considered during the Zoning Hearing to be held on April 4 and to the Nob Hill properties to be considered under item 3 below.

2:15 P.M.

2. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of a meeting scheduled Friday, March 29, at 12:00 noon.

The Director advised the Commission that a sub-committee of the Budget and Efficiency Committee of the Board of Supervisors would review the Department of City Planning's budget for the next fiscal year that evening.

The Director informed the Commission that the Board of Supervisors had returned the proposed ordinance amending the City Planning Code to permit foster homes and family care homes as a principal use in R-1-D zoning districts and has requested that the ordinance be redrafted to include the requirement for conditional use permits to maintain such homes in residential districts.

Edward I. Murphy, Assistant Director of Planning, submitted and summarized a memorandum outlining what would be involved in the preparation of a general subdivision ordinance for San Francisco. After discussion, the Commission took this matter under advisement for two weeks for further discussion at that time.

Mark Winogrand, Planner II, submitted and summarized the fourth background paper for the Community Safety Element of the Comprehensive Plan entitled "Emergency Operations Center".

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7167 to state its intention to consider requiring strong-motion instrumentation in any major building project, or project occupying one or more city blocks, which would require conditional use approval.



Acting on the recommendation of the Director, the Commission voted unanimously to deny a request for a discretionary review of plans for an apartment building to be located at 939 Lombard Street.

3:00 P.M. - Room 282, City Hall

3. Nob Hill Reclassifications - Area bounded generally by Pacific Avenue, Mason Street, properties on the south side of California Streets, and properties between Larkin and Polk Streets:

ZM73.29 - Reclassification to R-4 (High Density Multiple Residential) of properties within the areas presently zoned R-5, and reclassification to R3.5 (High-Medium Density Multiple Residential) of properties within areas presently zoned R-4.

APPROVED IN PART AND DISAPPROVED IN PART Resolution No. 7169  
Vote: 5-0.

ZM73.19 - Reclassification to a 65-X Height and Bulk district of properties within areas presently classified as 240-D and 320-E Height and Bulk districts, and reclassification to a 40-X Height and Bulk district of properties within areas presently classified as 80-A, 105-A, 130-D, 130-E, 160-D, 160-F, 200-E Height and Bulk districts.

DISAPPROVED Resolution No. 7168 Vote: 5-0.

Adjourned: 5:10 P.M.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 4, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

PRESENT: Commissioners Farrell, Mellon, Newman, Porter

1. Current Matters

Allan B. Jacobs, Director of Planning, distributed a newly printed information manual and forms for disclosure of economic interests as required by State law.

Acting on the recommendation of the Director, the Commission voted unanimously to approve projects contained in a supplemental report to the Capital Improvement Program.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7170 to request a supplemental appropriation of \$500 to permit one member of the staff, as well as one member of the Commission, to attend the annual conference of the American Society of Planning Officials.

The Director reported that the Department of City Planning's budget for the next fiscal year had been reviewed by a sub-committee of the Board of Supervisor's last Thursday night.

Arthur Goldman and Jim Bottors of Sedway/Cooke and Dick McElyea of Development Research Associates gave a progress report on Phase I of their study leading to preparation of a re-use plan for the Hunter's Point Naval Shipyard.

Carl Ness, Planner II, presented and summarized a statistical profile report on the South of Market area.

3:00 P.M.

2. ZM74.3 - 2471-73 Washington Street, south line, 91.5 feet east of Fillmore Street  
R-3 to a C-2 District.  
DISAPPROVED Resolution No. 7171 Vote: 4-0.

Adjourned: 3:45 p.m.

DOCUMENTS

APR 12 1974

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#21  
4/11/74

~~SAN FRANCISCO~~  
~~CITY PLANNING COMMISSION~~  
~~SUMMARY OF THE REGULAR MEETING~~  
~~THURSDAY~~  
~~APRIL 11, 1974~~  
~~1:00 P.M.~~

DOCUMENTS

APR 17 1974

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties in Pacific Heights which will be the subject of a Zoning Hearing to be held on April 18, 1974.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the Meetings of February 21 and March 21, 1974, APPROVED as SUBMITTED Vote: 5-0.

Current Matters

Allan B. Jacobs, Director of Planning, informed the Commission that the City Attorney's office has advised that the requirement for filing financial disclosure forms has been stayed pending final determination of a lawsuit appealed to the State Supreme Court.

Acting on the recommendation of the Director, the Commission voted unanimously to endorse in principle a proposed ordinance before the Board of Supervisors which would establish a six-month moratorium on condominium conversions but suggested that the moratorium should apply only to buildings with more than 25 units rather than 10 units as specified in the draft ordinance. The Commission also instructed the staff to proceed to draft a subdivision ordinance in co-operation with the Department of Public Works and the City Attorney's office.

Jamie Jamieson, a resident of the city, expressed concern about an article in the morning newspaper stating that the Sutro Mansion on Mt. Sutro is being demolished. The Commission recommended that Mr. Jamieson request the Board of Permit Appeals to withdraw the demolition permit pending a determination by the Landmark's Preservation Advisory Board as to whether the building is worthy of preservation.

3. R74.10 - Official Sidewalk Widths: Francisco Bay Office Park.  
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.
4. R74.14 - Water Department Surplus Land at Santa Barbara Avenue and County Line.  
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.



5. R74.15 - Army Street widening between Castro and Diamond Streets.  
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.

2:30 P.M.

6. LM74.3 - Consideration of a proposal to designate the Pacific Union  
Club at California and Mason Streets as a Landmark.  
APPROVED Resolution No. 7172 Vote: 6-0.

Adjourned: 3:30 p.m.



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4/18/74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 18, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

DOCUMENTS

APR 23 1974

SAN FRANCISCO  
PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda

Approval of Minutes

Minutes of the meetings of March 7 and 14, 1974, APPROVED as SUBMITTED Vote: 7-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission of a Field Trip to be held next Thursday at 1:00 p.m. to visit properties to be considered during the Zoning Hearing scheduled for May 2.

The Director reminded the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of a meeting scheduled next Friday, April 26, at 12:00 Noon.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7173 to modify Resolution No. 7151 to permit the Zoning Administrator to hold preliminary hearings for Conditional Use authorization for all Residential Care Facilities.

Acting on the recommendation of the Director, the Commission voted unanimously to deny a request for a discretionary review of a permit application for an apartment building on the Southeast corner of Hayes and Steiner Streets.

Acting on the recommendation of the Director, the Commission voted unanimously to approve detailed plans for the second phase of a condominium housing development planned for the block bounded by Lombard, Montgomery, Greenwich and Sansome Streets.

The Director announced that he had received a letter withdrawing a previously made request for discretionary review of plans for an apartment building on the south side of 25th Street opposite the intersection of Homestead Street.

The Director distributed a summary of action taken by the Mayor's Office on the Department of City Planning's budget for the next fiscal year.



The Director distributed copies of a report prepared by the Mayor's Office of Community Development entitled "New Directions for Programming Community Development and Housing" and indicated that he would summarize the report at the Commission's next meeting.

2:30 P.M.

2. ZM74.4 - Pacific Heights: area bounded generally by Union Street, Van Ness Avenue, Bush Street and Steiner Street.

Reclassification of all properties presently zoned R-5, R-4, and R-3, and having a 40-foot height limit, to an R-2 District. The Commission, in its action, may also consider reclassification to intermediate zoning districts.  
APPROVED IN PART Resolution No. 7174 Vote: 7-0.

Adjourned: 5:45 p.m.





21  
125/14

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
APRIL 25, 1974  
100 LARKIN STREET  
1:00 P.M.

Doc 1113  
APR 25 1974  
FURNISHED

PRESENT: Commissioners Farrell, Fleishhacker, Newman, Porter, Ritchie, Rueda

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on May 2, 1974.

2:00 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meeting of April 4, 1974, APPROVED as SUBMITTED  
Vote: 4-0.

3. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of a meeting scheduled for Friday, April 26, at 12:00 noon.

The Director informed the Commission that the Board of Supervisors, meeting on Monday, sustained the Commission's disapproval of a proposed reclassification of property in the 200 block of Roosevelt Way from R-4 to R-2.

The Director advised the Commission that the Board also voted to approve for second reading the proposed condominium ordinance, incorporating the Commission's suggestion that the moratorium apply only to buildings with 25 or more dwelling units.

4. Presentation of Police Facilities Element of the Comprehensive Plan -- A Proposal for Citizen Review.  
Lucian Blazej, City Planning Co-ordinator, presented and summarized the report.

3:00 P.M.

5. EE74.61 - Consideration of Draft Environmental Impact Report for the Chinatown (Stockton/Sacramento) Redevelopment Project at the Southwest corner of Stockton on Sacramento Streets.  
CERTIFIED as COMPLETE Resolution No. 7175 Vote: 6-0.
6. Review of Master Plan Conformity of the above described project.  
APPROVED Resolution No. 7176 Vote: 5-1.

Adjourned: 4:25 p.m.



SF  
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#21  
5/2/74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 2, 1974  
100 LARKIN STREET  
2:00 P.M.

DOCUMENTS  
100 LARKIN  
PUBLIC LIBRARY

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter, Ritchie

Approval of Minutes

Minutes of the meetings of March 28 and April 11, 1974, APPROVED as SUBMITTED Vote: 6-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, reported that lack of funds may require cancellation of two Commission meetings prior to June 30 unless a supplemental appropriation for \$150.00 is submitted and approved by the Mayor and the Board of Supervisors. After discussion, the Commission voted unanimously to adopt Resolution No. 7177 requesting approval of a supplemental appropriation for the necessary funds.

The Director informed the Commission that the Northern California Chapter of the American Institute of Planners had given the Department of City Planning an award of Merit for the Recreation and Open Space Element of the Comprehensive Plan.

The Director advised the Plan Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of a Special Meeting scheduled for next Wednesday, May 8, at 12:00 noon to review Inner-Richmond rezoning request.

The Director reminded the City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie) of the regular meeting scheduled next Thursday, May 9, at 12:00 noon.

The Director informed the Commission that last Monday, April 29th, the Board of Supervisors put over for two weeks final passage of the moratorium ordinance on condominium conversions. Further consideration is being given to the possibility of raising the 25 unit exception to the moratorium to 100 units.

The Director announced that the Commission has been served with a notice of commencement of a court action concerning the EIR and Conditional Use for expansion of Saint Mary's Hospital. Such a notice is required by State law, and we do not as yet have any further papers concerning the suit.



MAY 2, 1974

2. Presentation of 1973 Housing Inventory Report.

Peter Groat, Planner IV - Urban Systems Analyst, presented and summarized the report and responded to questions raised by members of the Commission.

3. R74.21 - Justin Herman Plaza Extension, Assessor's Blocks 202 and 203.  
IN CONFORMITY with MASTER PLAN Vote: 6-0.

3:00 p.m. - Room 282, City Hall

4. CU74.9 - 2109 Broadway, south line, 109.5 feet west of Buchanan Street.  
Request for authorization to convert the existing one-family dwelling to a two-family dwelling without providing one off-street parking space.  
WITHDRAWN Resolution No. 7173 Vote: 6-0.

5. CU74.11 - 3800 Geary Boulevard and 375 Second Avenue.  
Request for authorization for a parking lot to be developed as part of a retail tire and accessory store in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7179 Vote: 6-0.

Adjourned: 3:50 p.m.



SECRETARY'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 9, 1974  
100 LARKIN STREET  
2:15 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda

Approval of Minutes

Minutes of the meeting of April 18, 1974, APPROVED as SUBMITTED  
Vote: 6 - 0.

1. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission that he will be in Chicago next week to attend the annual conference of the American Society of Planning Officials.

The Director noted that a letter had been received from Mayor Alioto requesting that the Commission set in motion the machinery to bring about modification of the Civic Center Element of the Master Plan so that construction of a performing arts theatre on Marshall Square would be considered. The Director indicated that other aspects of the Civic Center Plan need up-dating, also; and he stated that the staff will formulate proposals for revision of the plan to be submitted to the Commission for consideration in July.

President Newman read a letter from Mary Louise Strong, President of Friends of the Library, urging that Marshall Square be reserved as the site for a new Public Library building.

The Director invited the members of the Commission to join members of the staff in a picnic at his home on Sunday, June 2, in honor of Samuel Jung on his retirement.

The Director stated that the City Attorney had replied to a letter requesting his opinion as to the legality of the "spot-zoning" sought by the Philippine News at 2045 Lawton Street; and the City Attorney had indicated his concurrence with the staff's opinion that the "spot zoning" would be of doubtful legality. After discussion, the Commission decided to return this matter to its agenda on June 6.





May 9, 1974

The Director advised the Neighborhood Plans Committee (Commissioners Rueda, Fleishhacker, Ritchie) of a meeting scheduled next Thursday, May 16, at 12:30 p.m.

George Williams, Assistant Director - Plans and Programs, summarized a report published by the Mayor's Office of Community Development entitled "New Directions for Programming Community Development and Housing."

President Newman inquired if funds requested by the Recreation and Park Commission for preparation of a Master Plan for Golden Gate Park had been deleted from their budget. Mr. Williams replied in the affirmative but indicated that their staff is proceeding to develop a work program for the project and will seek other sources of funding.

Commissioner Fleishhacker, noting that the Commission had considered a Conditional Use Application at its last meeting in which the applicant had apparently misconstrued certain facts in his application, advised the Commission that all applicants sign an affidavit under penalty of perjury declaring that statements contained in their application are true and correct to the best of their knowledge; and he felt that the staff should make it clear to applicants that their statements are being made under oath. The other members of the Commission agreed.

2. R74.9 - Candlestick Cove Land Donation  
In conformity with Master Plan subject to conditions  
Vote: 5 - 0.
3. R118.74.7 - Dwight Street Views Subdivision  
In conformity with Master Plan  
Vote: 6 - 0.

3:00 p.m. - Room 282, City Hall

4. EE74.62 - Report of Environmental Review Officer and continuation of Public Hearing on the draft Environmental Impact Report and Statement for the San Francisco Wasterwater Master Plan.  
CERTIFIED as COMPLETE Resolution No. 7130.  
Vote: 7 - 0.

Adjourned 4:25 P.M.



MAY 24 1974

SAN FRANCISCO  
PUBLIC LIBRARYSAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETINGTHURSDAY  
MAY 16, 1974  
100 LARKIN STREET  
1:00 P.M.PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Porter, Ritchie,  
Rueda1:00 P.M. - Field Trip

1. Members of the Commission and Staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties in the Inner-Sunset District which were to be the subject of the Zoning applications to be considered at 3:00 p.m.

2:15 P.M. - 100 Larkin Street

2. Edward I. Murphy, Acting Director of Planning, reported that the Board of Supervisors, acting on Monday, had voted to amend the Condominium Moratorium Ordinance by changing the moratorium time from six months to four months. Apartment buildings containing 25 or more dwelling units will be subject to the moratorium.

The Acting Director indicated that the Board of Supervisors had also reviewed the Environmental Impact Report for the Stockton/Sacramento Redevelopment Project and had approved the Redevelopment Plan for that project.

The Acting Director stated that the Board had also approved the designation of the Inner-Richmond area as a residential rehabilitation area.

The Acting Director advised the Commission that the Planning, Housing and Development Committee of the Board of Supervisors will meet next Tuesday afternoon to consider the Nob Hill rezoning, the Pacific Heights rezoning, the Turk-Arguello rezoning, and designation of the Mish House and the Quinn House as Landmarks.

The Acting Director informed the Commission that the staff is preparing a work program for a project leading to the development of a Commerce and Industry Element for the City's Comprehensive Plan and, at the same time, is preparing a request for consultant proposals for technical assistance on the project. Approximately \$50,000 of HUD 701 funds are available for the hiring for a consultant who will be selected in mid-June.

Following a slide presentation given by William Duchek, Planner III, the Commission, acting on the recommendation of the Acting Director, voted unanimously to adopt Resolution No. 7181 endorsing efforts and programs for the abatement of hazards posed by parapets and building append-



ages but indicating its desire to retain through repair, re-enforcement or replacement, those parapets and building appendages which are of importance to the special character of San Francisco.

Acting on the recommendation of the Acting Director, the Commission voted unanimously to cancel its regular meeting next Thursday.

3. R74.118.9 - Clay-Hill 60 Unit Condominium Subdivision at 1230, 1250 and 1260 Clay Street.  
IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS  
Vote: 5-1.
4. R73.57A - Muni Transformer Station in an Open Space District on Laguna Honda Hospital property.  
IN CONFORMITY WITH MASTER PLAN Vote: 6-0.
5. EE74.82 - Appeal of a Negative Declaration by the Department of City Planning relative to a proposal for twenty-two dwelling units in four buildings at 120 Corwin Street.  
NO ENVIRONMENTAL IMPACT REPORT REQUIRED Vote: 4-2  
Resolution No. 7182

The Commission also adopted Resolution No. 7183 indicating its intention to conduct a discretionary review of plans for the proposed buildings at 3:30 p.m. on June 6.

3:00 P.M. - Room 282, City Hall

6. ZM73.30 and ZM73.35 - Inner Sunset Reclassification: Area generally bounded by Lincoln Way, Eleventh Avenue, Lawton Street, Locksley Avenue, Fourth Avenue, Parnassus Avenue, Irving Street and Polytechnic High School.  
R-4 and R-3 to R-2; and R-3 and R-2 to R-1.  
APPROVED IN PART Resolution No. 7184 Vote: 5-1.

Adjourned: 6:40 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
MAY 30, 1974  
100 LARKIN STREET  
1:30 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman Porter,  
Ritchie

1:30 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:30 p.m. to take a field trip to properties scheduled for consideration during the Commission Meeting to be held on June 6, 1974.

2:30 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meetings of April 25, May 2 and 9, 1974, APPROVED AS  
SUBMITTED Vote: 6-0.

3. CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that the Board of Supervisors, meeting on Tuesday, had unanimously approved the Pacific Heights and Turk-Rossi re-zoning proposals as recommended by the Commission. Action on the Nob Hill re-zoning proposal was postponed for two weeks.

The Director reported that a law suit has been filed challenging the City's adoption of the Environmental Impact Report and granting of conditional use authorization for the expansion of St. Mary's Hospital.

The Director advised the Commission of action taken by the Board of Supervisors on the Department of City Planning's budget for the next fiscal year. After discussion, Commissioner Fleishhacker requested that an analysis be prepared of changes in the Department's budget and revenues during the past few years.

George Williams, Assistant Director-Plans and Programs, reported on the present status of the proposed Rehabilitation Assistance Program (RAP).

The Director reminded the Commission of a Special Meeting scheduled next Wednesday afternoon at 5:00 p.m. when the Commission will sit jointly with the Police Commission for a public hearing on the Police Facilities Plan. The meeting will be held in Room 551 of the Hall of Justice.

The Commission approved the scheduling of a Special Meeting on Wednesday, July 10 at 3:00 p.m. for presentation of the proposed Community Safety Element of the Comprehensive Plan.





4. Presentation of report on departmental fee structure.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), reviewed the current fees being charged by the Department of City Planning and offered recommendations for a revised fee structure. After discussion, the Commission voted 5-1 to instruct the Zoning Administrator to prepare appropriate legislation for amendment of the City Planning Code to reflect the proposed changes in fees for Zoning and Landmarks matters and to set a date and time for a public hearing on those matters. The Commission also instructed the Director to forward proposed legislation to the Board of Supervisors which would change the fees of the Office of Environmental Review.

5. Presentation of revised listing of categorical exemptions under the California Environmental Quality Act.

Selina Bendix, Environmental Review Officer, summarized changes which were being proposed in the local categorical exemptions in order to bring them into conformity with revised State Guidelines. After discussion, the Commission voted unanimously to instruct the Director to set a date for a public hearing on this matter.

Adjourned: 3:35 p.m.



SECRETARY'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY  
OF THE  
SPECIAL MEETING  
IN JOINT SESSION WITH  
THE POLICE COMMISSION  
WEDNESDAY  
JUNE 5, 1974  
ROOM 551  
HALL OF JUSTICE  
5:00 P.M.

PRESENT: Commissioners Farrell, Mellon, Newman, Porter,  
Rueda

1. Public Hearing on the Police Facilities Element of the  
Comprehensive Plan -- A Proposal for Citizen Review.

The Commissioners received and responded to remarks made by members of the audience. At the conclusion of the hearing, this matter was taken under advisement until June 13, 1974, at 3:00 p.m. in Room 282, City Hall.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 6, 1974  
ROOM 282, CITY HALL  
2:45 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Miller, Newman,  
Porter, Ritchie, Rueda

1. CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reminded the City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie) of a meeting scheduled next Thursday, June 13, at 2:30 p.m.

The Director reported that members of the staff had toured the Eastshore Park industrial area with Commissioner Ritchie and had benefited from his knowledge of that area.

The Director asked the Commission if it wished to schedule an evening hearing on the Police Facilities Element of the Comprehensive Plan. President Newman suggested that the decision should be deferred until the conclusion of the next scheduled hearing on this matter on June 13.

The Director reported that Proposition C, which would have established an open space acquisition fund, had lost by approximately 4000 votes in Tuesday's election; and he remarked that the Commission might wish to encourage the placement of a similar proposition on the ballot in the near future. President Newman requested that the Commission be provided with an analysis of the vote on Proposition C by district.

Commissioner Fleishhacker remarked that a recent edition of Cry California contained an article which suggested some changes which should be made in Environmental Review procedures; and he felt that it might be wise for the Commission to seek amendment of the State law to effect some of those changes. The Director indicated that he would review the article.

3:00 P.M. - Zoning Hearing

2. ZM74.1 - 2045 Lawton Street, southeast corner of 27th Avenue.  
R-3 to a C-2 District  
(UNDER ADVISEMENT from meeting of February 7, 1974)  
WITHDRAWN Resolution No. 7185 Vote: 7-0.



3. CU74.29 - Northeast corner of California and Spruce Streets.  
Request for authorization for a parking lot for  
approximately 20 automobiles; in an R-4 District.  
APPROVED WITH CONDITIONS Resolution No. 7186  
Vote: 7-0.

3:30 P.M.

4. LM74.5 - Consideration of a proposal to designate the Goodman  
Building, 1117 Geary Street, as a Landmark.  
POSTPONED until Meeting of July 11, 1974 Vote: 6-0.
5. Discretionary Review of a proposal to construct 22 dwelling  
units in 4 buildings at 120 Corwin Street.  
APPROVED with CONDITIONS Resolution No. 7187 Vote 7-0.

Adjourned: 5:50 p.m.





SECRETARY'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 13, 1974  
ROOM 282, CITY HALL  
3:45 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman,  
Porter, Ritchie

1. Current Matters

Allan B. Jacobs, Director of Planning, announced that next Thursday's Neighborhood Plans Committee meeting will be cancelled.

The Director advised the Commission of items to be heard during meetings to be held in the near future.

Acting on the recommendation of the Director, the Commission voted unanimously to adopt Resolution No. 7188 declaring its intention to hold a public hearing to consider revision of fee schedules in the City Planning Code. The Commission also directed the Zoning Administrator to set a time and place for the hearing.

The Director displayed and commented on a map which had been prepared to reflect the recent vote on Proposition C by precinct.

The Director reported that the Board of Supervisors, meeting on Monday, had adopted zoning changes for Nob Hill as recommended by the Commission.

4:00 P.M.

2. Public Hearing on the Police Facilities Element of the Comprehensive Plan -- A Proposal for Citizen Review.  
(Continued from Meeting of June 5, 1974)

The Commission received and responded to comments made by members of the audience. At the conclusion of the hearing, the Commission voted unanimously to continue this matter to a Special Meeting to be held on Thursday, June 20, 1974, at 7:30 p.m. in Room 282, City Hall.

Adjourned: 5:10 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE SPECIAL MEETING  
THURSDAY  
JUNE 20, 1974  
ROOM 282, CITY HALL  
7:30 P.M.

PRESENT: Commissioners Elliott, Farrell, Newman, Porter

1. Public Hearing on the Police Facilities Element of the Comprehensive Plan -- A Proposal for Citizen Review.  
(Continued from meeting of June 13, 1974)

The Commission received and responded to comments made by members of the audience. At the conclusion of the hearing, the Commission took the matter under advisement until its meeting of July 25, 1974.

Adjourned: 8:40 p.m.

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JUNE 27, 1974  
ROOM 282, CITY HALL  
1:45 P.M.

DOCUMENTS

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PRESENT: Commissioners Farrell, Fleishhacker, Miller, Newman, Porter,  
Ritchie, Rueda

Approval of Minutes

Minutes of the Special Meeting of June 5, 1974, APPROVED as SUBMITTED.

1. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda), of a meeting scheduled on Friday, June 28, at 12:00 Noon.

The Director informed the Commission that the City Attorney's Office has advised that financial statements must be filed with the County Clerk during December. The data submitted must be current as of September 1.

The Director informed the Commission that it appears that a slightly modified version of Proposition "C", which would have established an open space acquisition fund, will appear on the November ballot.

2:00 P.M.

2. CU74.25 - 823 Euclid Avenue, south side, 95 feet west of Palm Avenue.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7189 Vote: 7-0.
3. CU74.26 - 750 33rd Avenue, east side, 275 feet north of Cabrillo Street.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7190 Vote: 7-0.
4. CU74.27 - 4645 California Street, south side, 55 feet east of 9th Avenue.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7191 Vote: 7-0.
5. CU74.28 - 2877 Turk Street, south side, 75 feet east of Parker Avenue.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7192 Vote: 7-0.



2:30 P.M.

6. CU74.13 - 207 Miramar Avenue, west side 50 feet north of Holloway Avenue.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7193 Vote: 7-0.
7. CU74.32 - 863 Ocean Avenue, south side, 140 feet east of Geneva Avenue.  
Request for authorization for a Residential Care Facility for 8 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7194 Vote: 7-0.
8. CU74.33 - 265 Lee Avenue, west side, 94.4 feet south of Ocean Avenue.  
Request for authorization for a Residential Care Facility for 10 persons; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7195 Vote: 7-0.
9. CU74.12 - 1684-86 Kirkwood Avenue, northeast side, 50 feet southeast of Phelps Street.  
Request for authorization for a Residential Care Facility for 12 persons; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7196 Vote: 7-0.

3:00 P.M.

10. CU74.18 - 5922 California Street, north side, 95 feet west of 21st Avenue.  
Request for authorization for a Residential Care Facility for 9 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7197 Vote: 7-0.
11. CU74.19 - 4738 Fulton Street, north side, 57.5 feet east of 24th Avenue.  
Request for authorization for a Residential Care Facility for 9 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7198 Vote: 7-0.
12. CU74.20 - 281 17th Avenue, west side, 103.917 feet north of Clement Street.  
Request for authorization for a Residential Care Facility for 9 persons; in an R-2 District.  
APPROVED WITH CONDITIONS Resolution No. 7199 Vote: 7-0.
13. CU74.23 - 1916 Broderick Street, east side, 77.5 feet south of Sacramento Street.  
Request for authorization for a Residential Care Facility for 21 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7200 Vote: 7-0.

3:30 P.M.

14. CU74.16 - 2860 Harrison Street, west side, 120 feet north of 25th Street.  
Request for authorization for a Residential Care Facility for 15 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7201 Vote: 5-0.

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15. CU74.35 - 3000 26th Street, northwest corner at Florida Street.  
Request for authorization for a Residential Care Facility for 12 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7202 Vote: 6-0.
16. CU74.8 - 2056 Grove Street, north side 181.25 feet east of Cole Street.  
Request for authorization for a Residential Care Facility for 14 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7203 Vote: 6-0.
- 4:00 P.M.
17. CU74.15 - 1780 Fell Street, north side, 28.25 feet east of Ashbury Street.  
Request for authorization for a Residential Care Facility for 36 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7204 Vote: 6-0.
18. CU74.24 - 1640 Hayes Street, north side, 162.50 feet west of Lyon Street.  
Request for authorization for a Residential Care Facility for 30 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7205 Vote: 6-0.
19. CU74.17 - 101 Buena Vista Avenue East, southeast corner Waller Street.  
Request for authorization for a Residential Care Facility for 32 persons; in an R-4 District.  
APPROVED WITH CONDITIONS Resolution No. 7206 Vote: 6-0.
20. CU74.21 - 737 Clayton Street, west side, 208.75 feet south of Waller Street.  
Request for authorization for a Residential Care Facility for 15 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7207 Vote: 6-0.
21. CU74.22 - 115 Frederick Street, southeast corner Delmar Street.  
Request for authorization for a Residential Care Facility for 21 persons; in an R-3 District.  
APPROVED WITH CONDITIONS Resolution No. 7208 Vote: 6-0.

Adjourned: 5:30 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JULY 11, 1974  
ROOM 282, CITY HALL  
1:15 P.M.

DOCUMENTS

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SAN FRANCISCO  
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PRESENT: Commissioners Farrell, Fleishhacker, Newman, Porter, Rueda

Approval of Minutes

Minutes of the meetings of May 16 and June 6, 13, 20 (Regular Meeting) and 20 (Special Meeting), APPROVED as SUBMITTED Vote: 4-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, reported that the Board of Supervisors, meeting on Monday, had passed for submission to the voters a Charter amendment which would amend Section 7.501 of the City Charter which is concerned with the number of supervisorial votes needed to override actions of the City Planning Commission on appeal.

The Director reminded the Commission of the Special Meeting scheduled next Wednesday, July 17, at 3:00 p.m.

The Director informed the members of the Neighborhood Plans Committee that next Thursday's meeting will be Cancelled.

The Director advised the Commission that he will be on vacation during the last three weeks of August.

2. R118.74.10 - Tentative Subdivision Map, Moneta Way, Alemany Boulevard and Naglee Avenue.  
IN CONFORMITY WITH MASTER PLAN, SUBJECT TO CONDITIONS  
Vote: 4-0.

3. R74.33 - Swig Pavilion, 5th Street Extension.  
DOES NOT AFFECT THE MASTER PLAN Vote: 4-0.

1:30 P.M.

4. LM74.5 - Consideration of a Proposal to Designate the Goodman Building, 1117 Geary Street, as a Landmark.  
DISAPPROVED Resolution No. 7209 Vote: 4-1
5. LM74.6 - Consideration of a Proposal to Designate the Trinity Episcopal Church, 1668 Bush Street, as a Landmark.  
APPROVED Resolution No. 7210 Vote: 5-0.



2:30 P.M.

6. Public Hearing on Proposal to Revise Departmental Fee Structure.  
APPROVED Resolution No. 7211 Vote: 5-0.

2:45 P.M.

7. LM74.7 - Consideration of a Proposal to Designate the City of Paris Building, Southeast corner of Geary and Stockton Streets, as a Landmark.  
DISAPPROVED Resolution No. 7212 Vote: 5-0.

3:45 P.M.

8. CU74.14 - 1674 Page Street, north line, 81.25 feet East of Clayton Street  
Request for authorization to continue use of the subject property for office, meeting, storage, workshop and rehearsal space for Mother Goose, Inc., an eleemosynary institution; in an R-3.5 District.  
APPROVED with CONDITIONS Resolution No. 7213 Vote: 5-0.
9. CU74.37 - 1500 Grove Street, Northwest corner of Grove and Baker Streets.  
Request for authorization to convert the existing office building to a primary school which will include a nursery school or child care center to accommodate a total enrollment of approximately 100 children between the ages of 2 and 8 years, of which approximately 50 would attend full-time and approximately 50 part-time; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7214 Vote: 5-0.

Adjourned: 5:25 p.m.



SECRETARY'S COPY

SAN FRANCISCO  
CITY PLANNING COMMISSION  
MINUTES AND SUMMARY OF THE SPECIAL MEETING  
WEDNESDAY  
JULY 17, 1974  
ROOM 282, CITY HALL  
3:00 P.M.

DOCUMENTS DEPT.  
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The City Planning Commission met pursuant to notice on Wednesday, July 17, 1974, at 3:00 P.M. in Room 282, City Hall.

PRESENT: George Carey, Mortimer Fleishhacker, Walter S. Newman, Mrs. Charles B. Porter, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon and John Ritchie, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; George A. Williams, Assistant Director - Plans and Programs; Robert Passmore, Planner V-Zoning; Lucian Blazej, City Planning Co-ordinator; Alec Bash, City Planning Co-ordinator; Charles Gill, City Planning Co-ordinator; William Duchek, Planner III; Marie Zeller, Planner III-Administrative; Ruth Friedlander, Planner II; Douglas Holmen, Planner II; Robin Jones, Planner II; John Mackie, Planner II; Robert Meyers, Planner II; Paul Rosetter, Planner II; Russel Watson, Planner II; Gary Craft, Planner I; Marcy Lifton, Planner I; Eda Kavin, City Planning Draftsman; and Lynn E. Pio, Secretary.

Larry Liebert represented the San Francisco Chronicle; and Dan Borsuk represented the San Francisco Progress.

PRESENTATION OF COMMUNITY SAFETY PLAN FOR THE COMPREHENSIVE PLAN OF SAN FRANCISCO, A PROPOSAL FOR CITIZEN REVIEW.

William Duchek, Planner III, presented and summarized the plan. Following the presentation, Mr. Duchek, Allan B. Jacobs, Director of Planning, and John A. Blume, the Department's consultant, responded to questions raised by members of the Commission. Several members of the audience also commented on disaster preparedness in San Francisco.

At the conclusion of the meeting, the Director announced that a public hearing will be held on Thursday, August 8, at 3:00 p.m. in Room 282, City Hall, to receive comments on the plan.

The meeting was adjourned at 4:10 P.M.

Respectfully submitted,

Lynn E. Pio  
Secretary





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY

JULY 18, 1974  
100 LARKIN STREET  
2:15 P.M.

PRESENT: Commissioners Carey, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda

1. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of a meeting scheduled next Friday, July 26, at 12:00 Noon.

2. Presentation of Consultant's Report on options for Land Use of Hunters Point Shipyard Area.

Arthur Goldman, representing the consultant firm of Sedway/Cooke, presented and summarized the report and responded to questions raised by members of the Commission. The Director stated that the staff will review the report and will prepare a set of recommendations based on the report for endorsement by the Commission.

3:15 P.M.

3. Consultants Report on Findings and Recommendations Concerning Transportation Noise.

Michael Porter, representing the consultant firm of Bolt, Beranek and Newman, summarized the conclusions of their study and responded to questions raised by members of the Commission. The Director stated that the staff is in the process of preparing a Transportation Noise Element for the Comprehensive Plan; and he indicated that the report prepared by the consultants would be one of the major inputs into that plan.

Adjourned: 3:55 p.m.



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DOCUMENTS

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
JULY 25, 1974  
100 LARKIN STREET  
1:00 P.M.

ROLL CALL: Commissioners Carey, Fleishhacker, Miller, Newman,  
Porter, Ritchie, Rueda.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on August 1, 1974.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meeting of July 17, 1974, APPROVED as  
SUBMITTED Vote: 6-0.

3. Current Matters

Allan B. Jacobs, Director of Planning, reminded the Implementation Committee that the meeting scheduled for Friday, May 26, at 12:00 Noon has been cancelled.

The Director informed the Commission that the Legislative and Personnel Committee of the Board of Supervisors, meeting on Wednesday, had considered, and responded favorably to, the revised proposal for a Charter Amendment to establish an open space acquisition fund. In response to a request from the Commission, the Director explained the differences between the proposed Charter Amendment and the amendment which failed on the June ballot.

The Director advised the Commission that the staff will present the draft of the Seismic Safety Element of the Comprehensive Plan to the Board of Supervisor's Seismic Investigation Survey and Hazard Advisory Committee (SISHAC) next week.

The Director reported on the current status of the Northwest Corridor Transit Study.

Commissioner Fleishhacker inquired about the effectiveness of the bus platforms which have been installed on Polk Street. The Director indicated that he will review the matter and report to the Commission at an early date.

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OFFICE OF THE  
SECRETARY OF THE  
NAVY  
WASHINGTON, D. C.  
JANUARY 1, 1900

TO THE  
HONORABLE  
MEMBERS OF THE  
NAVY  
DEPARTMENT  
WASHINGTON, D. C.

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JULY 25, 1974

2:30 P.M.

4. EE74.113 - Appeal of a negative declaration issued by the Department of City Planning relative to a proposal to expand the Katherine Burke School on California Street at 32nd Avenue.  
CONTINUED until the meeting of August 1, 1974  
Vote: 4-0.

3:00 P.M.

5. Public hearing on proposed changes in list of projects designated as categorically exempt from the California Environmental Quality Act.  
APPROVED Resolution No. 7215 Vote: 6-0.
6. Presentation of proposed changes in the draft of the Police Facilities Element of the Comprehensive Plan.

The Director presented and summarized the proposed changes and recommended that they be considered during a public hearing to be scheduled on August 29. The Commission voted 6-0 to take the matter UNDER ADVISEMENT until the meeting of August 29, 1974.

7. EE74.127 - Public hearing on Environmental Impact Report for the Proposed Police Facilities Element of the Comprehensive Plan.  
TAKEN UNDER ADVISEMENT until meeting of August 29, 1974. Vote: 6-0.

3:30 P.M.

8. Public hearing on Proposed Revision of Civic Center Master Plan. Proposed Amendments APPROVED with MODIFICATIONS Resolution No. 7216. Vote: 7-0.

Adjourned: 6:00 p.m.



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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 1, 1974  
ROOM 282, CITY HALL  
1:45 P.M.

DOCUMENTS  
PLANNING  
PUBLIC MEETING

PRESENT: Commissioners Carey, Fleishhacker, Miller, Newman, Porter, Ritchie

Approval of Minutes

Minutes of the meeting of July 18, 1974, APPROVED as SUBMITTED  
Vote: 4-0

1. Current Matters

Allan B. Jacobs, Director of Planning, recommended the adoption of a draft resolution which would authorize him to enter into and execute a contract with Arthur D. Little, Inc. for a commercial and industrial study of San Francisco. After discussion, the Commission voted unanimously to adopt the draft resolution as City Planning Commission Resolution No. 7217.

Charna Staten, Planner III, reported on the effectiveness of the new bus platforms on Polk Street.

The Director noted that the newspapers had reported that the State is beginning to acquire property for the new Candlestick Cove Park.

The Director reported that the Board of Supervisors, meeting on Monday, had sustained the Commission's approval of a board and care home at 2877 Turk Boulevard by a vote of 9 to 2. At the same meeting, the Board unanimously overruled the Commission's disapproval of a portion of the application calling for neighborhood-wide zoning reclassifications in the Inner Sunset District.

In response to a suggestion made by the Director, the members of the Implementation Committee requested that an amendment to the Commission's Rules and Regulations be prepared which would change the regular date of the meetings of that committee from the Friday before the first Thursday of each month to the last Thursday of each month at 12:00 noon.

The Director reminded the City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie) of the meeting scheduled next Thursday, August 8, at 12:00 noon.

The Director informed the members of the Commission that the Regular Meeting next Thursday will begin at 1:30 p.m. in Room 282, City Hall.







2. EE74.136 - Appeal of a negative declaration issued by the Department of City Planning relative to a proposal to construct a 41-unit apartment building at the southeast corner of Dolores and 17th Streets.  
NO ENVIRONMENTAL IMPACT REPORT REQUIRED Resolution No. 7218  
Vote: 5-0.  
The Commission also voted unanimously to deny a request for discretionary review of this project.

2:30 P.M.

3. CU74.34 - 998 Egbert Avenue, consisting of two blocks bounded generally by Egbert and Donner Avenues and Fitch and Donahue Streets.  
Request for authorization to continue use of the property for automobile wrecking in an open yard for two additional years; in M-1 and R-2 Districts.  
APPROVED with CONDITIONS Resolution No. 7219 Vote: 5-0.
4. CU74.38 - 2445 Ocean Avenue, South line, approximately 240 feet East of Junipero Serra Boulevard.  
Request for authorization to convert the existing medical office building to an animal clinic for the treatment and surgery of cats; in a C-2 District.  
APPROVED with CONDITIONS Resolution No. 7220 Vote: 4-1
5. CU74.39 - Pier 2, Embarcadero, East line, approximately 400 feet East of the intersection of Mission Street and The Embarcadero.  
Request for authorization to convert and enlarge the existing office building to a bar and restaurant, a use which requires conditional use review because it is not directly related to the conduct of water-borne commerce or navigation; in a C-2 District and in Northern Waterfront Special Use District No. 1.  
APPROVED with CONDITIONS Resolution No. 7221 Vote: 5-0.
6. CU74.40 - 1824 Eddy Street, North line, 113.5 feet East of Divisadero Street.  
Request for authorization to convert the existing rectory to a board and care home; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7222 Vote: 5-0.

3:30 P.M.

7. CU74.41 - Property bounded by Evans Street, Davidson Street, Rankin Street and the Southern-Embarcadero Freeway.  
Request for authorization for an automobile wrecking operation; in an M-2 District.  
APPROVED with CONDITIONS Resolution No. 7223 Vote: 5-0.



8. CU74.43 - An "L"-shaped parcel of property consisting of 1) 2829 California Street, South line, 110 feet West of Divisadero Street and 2) 1933-35 Divisadero Street, West line, 110 feet South of California Street.  
Request for authorization for an ambulance service to house 10 ambulances with vehicular access from both California and Divisadero Streets; in a C-2 District.  
Taken UNDER ADVISEMENT until meeting of August 15, 1974.  
Vote: 5-0.
9. EE74.113 - Appeal of a negative declaration issued by the Department of City Planning relative to a proposal to expand the Katherine Burke School on California Street at 32nd Avenue.  
WITHDRAWAL APPROVED Vote: 5-0.

Adjourned: 4:35 p.m.



5  
74

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 8, 1974  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS

AUG 13 1974

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PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman, Porter,  
Ritchie, Rueda.

Approval of Minutes

Minutes of the meeting of June 27, 1974, APPROVED as SUBMITTED  
Vote: 5-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission that he would attend a meeting in Bernal Heights that evening to give a report on the feasibility of a Rehabilitation Assistance Program in that neighborhood. He indicated that copies of the report would be made available to members of the Commission.

The Director reminded the Commission that he will be on vacation for the next three weeks.

The Director informed the Commission that he had been served with a complaint in a suit challenging the validity of the Rehabilitation Assistance Program in the Haight Ashbury.

2. R74.39 - Master Plan Referral: Performing Arts Center on Marshall Square Site.

IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS

Vote: 7-0.

The Commission also voted unanimously to adopt Resolution No. 7224 which authorized and directed the staff of the Department of City Planning to work with the staff of the Public Library to provide planning assistance toward the resolution of existing and future space requirements of the Public Library.

2:30 P.M.

3. EE74.170 - Appeal of a Determination by the Department of City Planning that an Environmental Impact Report will be required for a Banking and Office Building proposed for the Northeast corner of California and Sansome Streets.

ENVIRONMENTAL IMPACT REPORT REQUIRED Resolution No. 7225.

Vote: 6-0.



3:00 P.M.

4. Public Hearing on Community Safety Plan for the Comprehensive Plan of San Francisco, a Proposal for Citizen Review.  
HEARING CONTINUED until Meeting of August 29, 1974.
5. Consideration of Proposed Amendment to Article IV, Section 3 of the Rules and Regulations of the City Planning Commission. The proposed amendment would change the regular meeting date of the Implementation Committee from the Friday before the first Thursday of the month at 12:00 noon to the last Thursday of the month at 12:00 noon.  
APPROVED Vote: 6-0.

Adjourned: 5:15 p.m.





74  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 15, 1974  
100 LARKIN STREET  
2:15 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda.

Approval of Minutes

Minutes of the meeting of July 11, 1974, APPROVED as  
SUBMITTED Vote: 5-0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, advised the Commission that a tentative draft of the proposed Sub-division Ordinance has been submitted to interested civic groups for review and comment. After the comments have been received, the draft will be revised and presented to the Commission for review and consideration.

Acting on the recommendation of George A. Williams, Assistant Director - Plans and Programs, the Commission voted unanimously to adopt Resolution No. 7226 and to officially endorse a proposed Charter amendment which would provide for the establishment of an Open Space Acquisition and Development Fund. The Charter amendment will appear on the November Ballot.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator) asked the Commission for an opinion as to whether use of the Burr House at 1772 Vallejo Street, a designated Landmark, for psychiatric offices would fall within the scope of the Conditional Use authorization granted by the Commission on January 10, 1974. After discussion, the Commission responded that the proposed use would appear to be appropriate under the previous authorization.

2. R74.27A - Folsom Street Sidewalk Vacation - Yerba Buena Center.  
IN CONFORMITY with MASTER PLAN SUBJECT to a CONDITION  
Vote: 7-0.
3. CU74.43 - An "L"-shaped parcel of land consisting of  
1) 2829 California Street, south line, 110 feet  
west of Divisadero Street; and



AUGUST 15, 1974

- 2) 1933-55 Divisadero Street, west line, 110 feet south of California Street.

Request for authorization for an Ambulance Service to house ten ambulances with vehicular access from both California and Divisadero Streets; in a C-2 District.

(UNDER ADVISEMENT from meeting of August 1, 1974)

APPROVED with CONDITIONS Resolution No. 7227

Vote: 7-0.

#### 4. Presentation of Scenic Highways Report.

Arthur Fulton, Planner II, presented and summarized the report and responded to questions raised by members of the Commission. Subsequently, acting on the recommendation of Mr. Williams, the Commission voted unanimously to adopt Resolution No. 7228 and to endorse the report as evidence of compliance by the City and County of San Francisco with the State's requirement for a "scenic highway element" of the City's Comprehensive Plan.

#### 5. Presentation of the Draft of the Transportation Noise Element of the Comprehensive Plan -- A Proposal For Citizen Review.

Sidney Shaw, Planner IV, presented and summarized the report and responded to questions raised by members of the Commission. The first public hearing on this matter will be held on September 5 at 4:00 p.m.

Acting on the recommendation of Mr. Williams, the Commission voted unanimously to adopt Resolution No. 7229 to request the Council on Intergovernmental Relations to grant an extension of time to October 30, 1974, for adoption of the Noise Element.

Adjourned: 4:35 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
MINUTES AND SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 22, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

The City Planning Commission met pursuant to notice on Thursday, August 22, 1974, at 2:15 p.m. in Room 282, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; Virgil Elliott, John C. Farrell, Mortimer Fleishhacker, John Ritchie, Hector E. Rueda, members of the City Planning Commission.

ABSENT: None

The staff of the City Planning Commission is represented by Edward I. Murphy, Acting Director of Planning; George A. Williams, Assistant Director - Plans and Programs; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Lou Blazej, City Planning Coordinator; Alec Bash, City Planning Coordinator; William Duchek, Planner III; Wilbert Hardee, Planner III; Alan Lubliner, Planner III; Charna Staten, Planner III; Douglas Holmen, Planner II; Paul Rosetter, Planner II; Nancy Gin, Planner I; Marcy Lifton, Planner I; and Lynn E. Pic, Secretary.

George Williamson represented the San Francisco Examiner; Larry Liebert represented the San Francisco Chronicle.

President Newman introduced Messrs. Albert H. Bragini and Perry Liebeman, representatives of the City Planning Committee of the 1974 Grand Jury.

#### APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that the minutes of July 25, 1974, be approved as submitted.

At this point in the proceedings, Commissioners Fleishhacker and Ritchie arrived in the meeting room and assumed their seats at the Commission table.

#### CURRENT MATTERS

Edward I. Murphy, Acting Director of Planning, reminded the members of the Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) of the meeting scheduled next Thursday, August 29, at 1:00 p.m.



SUMMARY AND MINUTES OF  
THE REGULAR MEETING

- 2 -

AUGUST 22, 1974

Mr. Murphy advised the Commission that a field trip will be scheduled next Thursday at 2:00 p.m. to visit properties to be considered during the Zoning Hearing to be held on September 5.

Mr. Murphy distributed copies of a letter addressed to the Clerk of the Board of Supervisors from the City Attorney concerning financial disclosure forms which must be filed by certain city officials. Commissioners who filed disclosure statements in April need not re-file. Others should file during the month of September providing the required information for the twelve month period ending March 31, 1974.

Mr. Murphy also distributed copies of a letter addressed to John A. Sutro of the Airports Commission regarding conflict of interest provisions of State Proposition A and Local Proposition B.

Alan Lubliner, Planner III, presented and summarized a memorandum concerning the status of the Transbay Terminal relative to Assembly Bill 3694 which would create a San Francisco Bay Area Transportation Terminal Authority which would acquire, construct and operate a regional bus terminal on the site of the present terminal. Copies of the memorandum are available in the files of the Department of City Planning.

At this point in the proceedings, Commissioner Elliot arrived in the meeting room and assumed his seat at the Commission table.

George A. Williams, Assistant Director - Plans and Programs, reported that the Bay Conservation and Development Commission's Waterfront Advisory Committee had met last Friday. At that meeting, decisions were made which will mean that office and residential uses will not be permitted between piers 7 and 24 as called for in the Northern Waterfront Element of the Master Plan. The special area plan developed by the Advisory Committee will probably be presented to the Commission in October. In response to a question raised by President Newman as to what would happen if the Commission should disagree with the uses proposed in the Advisory Committee's plan, Mr. Williams replied that the City could refuse to approve construction of the types of uses proposed in that plan or could independently seek amendment of State legislation to permit the uses which it feels would be more appropriate.

EE74.164 - APPEAL OF A NEGATIVE DECLARATION ISSUED BY THE DEPARTMENT OF CITY PLANNING RELATIVE TO A PROPOSAL TO CONSTRUCT A PUBLIC ASSEMBLY BUILDING AT 2540-42 DIAMOND STREET.

Wilbert Hardee, Planner III, summarized the case report which had been prepared on this matter and explained the reasons why the





SUMMARY AND MINUTES OF  
THE REGULAR MEETING

- 3 -

AUGUST 22, 1974

staff of the Department of City Planning felt that no Environmental Impact Report should be required for the proposed project.

The Commission then received and responded to comments made by the following members of the audience: Timothy Bratt, 30 Arbor Street; Sydney Clemens, 73 Arbor Street; John Rohosky, 2579 Diamond Street; John Brown, 36 Arbor Street; Stuart Wein, President of the Board of Directors of the Diamond Heights Neighborhood Association; Charles Flannery, representative of the Twin Peaks Congregation of Jehovah's Witnesses; and Richard Fleming, 2658 Diamond Street.

During the course of the hearing, it was moved by Commissioner Rueda, seconded by Commissioner Porter and carried unanimously that a discretionary review of the permit application for the proposed project be scheduled on September 12, 1974.

At the conclusion of the hearing, it was moved by Commissioner Rueda, seconded by Commissioner Fleishhacker, and carried 6 to 1 that Resolution No. 7230 be adopted finding that the proposed project could not have a significant effect on the environment and affirming the Negative Declaration issued by the Department of City Planning. Commissioners Elliott, Farrell, Fleishhacker, Newman, Porter and Rueda voted "Aye"; Commissioner Ritchie voted "No".

EE74.166 - APPEAL OF A NEGATIVE DECLARATION ISSUED BY THE  
DEPARTMENT OF CITY PLANNING FOR CABLE CAR LINE  
EXTENSION ON TAYLOR STREET FROM BAY TO JEFFER-  
SON STREETS.

Douglas Holmen, Planner II, summarized the case report which had been prepared on this matter and explained the reasons why the staff of the Department of City Planning felt that no Environmental Impact Report should be required for the proposed project.

The Commission then received and responded to comments made by the following members of the audience: Rino Bei, Program Manager of the Transit Improvement Program; Lowell H. Sucherman, Attorney for Fisherman's Wharf Merchants Opposed to the Cable Car extension; Sarah Dunne, a resident of San Francisco; Norman Bray, representative of the Traffic Engineering Bureau of the Department of Public Works; Charles Thielen, President of the Fisherman's Wharf Association; Alessandro Baccari, Chairman of the Mayor's Citizens Committee for the Preservation and Beautification of the Fisherman's Wharf area; Erwin Phillips, representing the San Francisco Council of District Merchants; Mary Jane Scharf, a San Francisco resident; and Mike Orlando, operator of a business establishment on Taylor Street.



SUMMARY AND MINUTES OF  
THE REGULAR MEETING

- 4 -

AUGUST 22, 1974

At the conclusion of the hearing, it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that Resolution No. 7231 be adopted finding that the proposed project could not have a significant effect on the environment and affirming the Negative Declaration issued by the Department of City Planning.

The meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Lynn E. Pio  
Secretary



SAN FRANCISCO SECRETARY'S COPY  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
AUGUST 29, 1974  
2:00 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Newman, Porter,  
Ritchie, Rueda.

2:00 P.M. - 100 Larkin Street

1. Field Trip

Members of the Commission and staff departed from 100 Larkin at 2:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on September 5, 1974.

3:00 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the meetings of August 1 and 22, 1974,  
APPROVED as SUBMITTED Vote: 4-0.

3. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the Board of Supervisors, meeting on Monday, had voted to approve reclassification of the Inner-Sunset area as requested by residents of the neighborhood. The Board had also postponed for one week consideration of a resolution petitioning the Public Utilities Commission to defer the proposed extension of the terminus of the No. 59 Cable Car line on Mason Street pending completion of definitive plans and programs for the project.

Mr. Murphy reported that the Board of Supervisors had approved a new fee schedule for environmental review matters. The new fee schedule will go into effect when it has been signed by the Mayor.

4. EE74.127 - Public Hearing on Environmental Impact Report for the Proposed Police Facilities Element of the Comprehensive Plan of San Francisco.  
(UNDER ADVISEMENT from meeting of July 25, 1974)  
CERTIFIED as COMPLETE RESOLUTION NO. 7232  
Vote: 5-0.



AUGUST 29, 1974

5. Final Consideration of Proposed Police Facilities Element of the Comprehensive Plan of San Francisco.  
(UNDER ADVISEMENT from meeting of July 25, 1974)  
ADOPTED RESOLUTION NO. 7233 Vote: 6-0.

3:30 P.M.

6. Second Public Hearing on Community Safety Element of the Comprehensive Plan of San Francisco, a Proposal for Citizen Review.  
(UNDER ADVISEMENT from meeting of August 8, 1974)  
TAKEN UNDER ADVISEMENT until meeting of September 12, 1974,  
at 2:15 p.m.

Adjourned: 4:40 p.m.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 5, 1974  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS

SEP 11 1974

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PRESENT: Commissioners Farrell, Fleishhacker, Miller, Newman,  
Porter, Ritchie, Rueda.

1. Current Matters

Allan B. Jacobs, Director of Planning, advised the Commission that yesterday afternoon's Examiner had reported that eight members of the Board of Supervisors had voted to place on the November 5 ballot a question as to whether Marshall Square should be used for a new main library or a performing arts center. The results of the vote on this question will be advisory only.

The Director informed the Commission that Richard B. Cunningham, Assistant Professor of Law at Hastings College of the Law, had been granted permission by President Newman to make a video tape of portions of the Commission's meeting for instructional purposes in his classes.

The Commission voted unanimously to adopt Resolution No. 7234 to express its sympathy on the death of former Mayor John F. Shelley.

The Director stated that one of the city's newspapers had erroneously reported that a 52 floor office building has been proposed for property located at 444 Market Street. In fact, the building will be in the range of 32 to 34 floors which is consistent with other buildings in the area. Plans for the building will be brought before the Commission for review under the Commission's policy of conducting discretionary review of all new buildings on Market Street.

Commissioner Porter inquired about the status of the plans for the new Saks Fifth Avenue building to be constructed on the north east corner of Powell and Post Streets. President Newman stated that he had received a letter from The Foundation for San Francisco's Architectural Heritage requesting that the Commission conduct a discretionary review of plans for that building; and he was referring the request to the staff of the Department of City Planning for review and for a recommendation.

8-10-67

2:15 P.M. - Zoning Hearing

2. CU74.44 - Scott Street, east line, 112.5 feet North of Post Street; and Post Street, north line, 87.5 feet East of Scott Street.  
Request for authorization to continue the use of the existing parking lot and to add an access driveway from Scott Street over a lot which is presently vacant; in an R-4 District.  
APPROVED with CONDITIONS Resolution No. 7235  
Vote: 6-0.
3. CU74.45 - 1615-17 Broderick Street, west line, 100 feet South of Bush Street.  
Request for authorization to continue the use of the existing residential care facility for 40 ambulatory patients; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7236  
Vote: 6-0.
4. CU74.46 - 3040 Cabrillo Street, Northeast corner of 32nd Avenue.  
Request for authorization to increase the number of persons housed in a residential care facility from 6 to 10; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7237  
Vote: 6-0.
5. CU74.47 - 240-258 Clinton Park, north line, 218 feet East of Dolores Street.  
Request for authorization to enlarge the existing mortuary parking lot; in an R-4 District.  
POSTPONED until meeting of October 3, 1974  
Vote: 6-0.
6. CU74.49 - 1021 Quintara Street, south line, 60 feet West of 19th Avenue; and the rear portion of 2115 - 19th Avenue, west line, 100 feet South of Quintara Street.  
Request for authorization to expand an existing parking lot to provide 23 additional off-street parking spaces; in an R-3 District.  
DISAPPROVED Resolution No. 7238 Vote: 5-2.
- 3:15 P.M.
7. EE74.65 - Public Hearing on Environmental Impact Report for Improvement of Baden Street between Martha and Mangels Avenues.  
CERTIFIED AS COMPLETE Resolution No. 7239  
Vote: 7-0.



8. EE74.4 - Public Hearing on Environmental Impact Report for a 43 Unit Apartment Building Proposed for Construction at 1790 Broadway.  
CERTIFIED AS COMPLETE Resolution No. 7240  
Vote: 6-0.
9. Discretionary Review of project described above.  
TAKEN UNDER ADVISEMENT until meeting of September 12, 1974.  
Vote: 6-0.

4:00 P.M.

10. Public Hearing on Draft of the Transportation Noise Element of the Comprehensive Plan -- A Proposal for Citizen Review.  
CONTINUED until meeting of September 19, 1974. Vote: 6-0.

Adjourned: 5:25 p.m.

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TO : DIRECTOR, FBI  
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SUBJECT: [Illegible]

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 12, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

PRESENT: Commissioners Elliott, Farrell, Fleishhacker, Newman,  
Porter, Ritchie

Approval of Minutes

Minutes of the meeting of August 15, 1974, APPROVED  
as SUBMITTED Vote: 4-0.

1. Current Matters

Allan B. Jacobs, Director of Planning, distributed copies of a letter from Mayor Alioto to the Acting Director of the Port stating that he had asked the Director of Planning and Mr. Tolan of his office to assist in evaluating the environmental quality of five bids for the development of Pier 45.

The Director advised the Neighborhood Plans Committee (Commissioners Rueda, Fleishhacker, Ritchie) that the regular meeting of the Committee scheduled for next Thursday will be cancelled.

President Newman read a letter from Dr. Washington E. Garner, President of the Police Commission, advising that the Police Commission had approved the Police Facilities Plan.

The Director informed the Commission that the Board of Supervisors, meeting next Monday, is scheduled to hear appeals from the Commission's disapproval of proposals to designate the Goodman and City of Paris Buildings as Landmarks.

The Director reported that the Board of Supervisors had approved for second reading the increase in fees for zoning cases which had been recommended by the Commission. However, in so doing, the Board had adopted language which exempts from paying any fees any fraternal, charitable, benevolent or other non-profit organization having a regular membership associated primarily for civic welfare, with revenue accruing therefrom to be used exclusively for the non-profit purposes of said organization, and which organization is exempt from taxation, under the Internal Revenue laws of the United States as a bona fide fraternal, charitable, benevolent or other non-profit organization.





The Director advised the Commission that Franklin Hospital had requested that the review of its Master Plan, scheduled for September 19, be rescheduled to the middle of November. The matter will now be considered on November 21; and hearings on the environmental impact report and conditional use application will be held in January, 1975, or later.

The Director, in response to a request from the Foundation for San Francisco's Architectural Heritage, stated that he would recommend that the Commission schedule a discretionary review of plans for the new Saks Fifth Avenue Building to be constructed on the northeast corner of Post and Powell Streets. However, since plans which have been submitted may be subject to change, he could not recommend a date for the hearing.

Edward I. Murphy, Assistant Director of Planning, presented and summarized the final draft of a proposed Subdivision Ordinance for San Francisco. After discussion, the Commission voted to hold a public hearing on this matter on October 3. The Commission also voted to request the Board of Supervisors to extend the current moratorium on condominium subdivision of buildings with 25 or more units for two months.

2. Final consideration of the Community Safety Element of the Comprehensive Plan of San Francisco, a Proposal for Citizen Review.

(Continued from meeting of August 29, 1974)

ADOPTED Resolution No. 7241 Vote: 5-0.

2:30 P.M.

3. Discretionary Review of Building Permit Application No. 435657 for a Public Assembly Building at 2540-42 Diamond Street.

DISAPPROVED Resolution No. 7242 Vote: 5-0.

3:15 P.M.

4. Continuation of Discretionary Review of Building Permit Application No. 430102 for a 43-unit apartment building proposed for construction at 1790 Broadway.

(Under Advisement from meeting of September 5, 1974)

APPROVED Resolution No. 7243 Vote: 4-0.

The meeting was adjourned at 4:35 p.m. in respect to the memory of Michel Weill, former member and President of the City Planning Commission.



SEP 25 1974

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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
SEPTEMBER 19, 1974  
2:15 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Miller, Porter,  
Ritchie, Rueda

1. Current Matters

Allan B. Jacobs, Director of Planning, congratulated Commissioner Farrell on his appointment as the new Controller of the City and County of San Francisco.

The Director distributed copies of the Department's Annual Report for the fiscal year 1973-74.

The Director distributed copies of the recently revised Civic Center Master Plan.

The Director informed the Commission that the Board of Supervisors, meeting on Monday, had postponed consideration of the appeal of the Commission's refusal to designate the Goodman Building as a Landmark until October 7. The Board began its hearing of the appeal of the Commission's refusal to designate the City of Paris Building as a Landmark but adjourned early and continued the hearing to September 30.

The Director advised the Commission that Commissioner Rueda will be interviewed on television Channel 5 at 10:30 p.m. on Sunday evening.

George A. Williams, Assistant Director - Plans and Programs, summarized a proposed agreement between the City and County of San Francisco and the National Park Service regarding the City-owned lands to be incorporated into the Golden Gate National Recreation Area. After discussion, the Commission voted unanimously to endorse in principle the proposed agreement.

Peter Groat, Planner IV - Urban Systems Analyst, presented a progress report on the Housing Condition Survey which is presently underway.

The Director reminded members of the Commission to contact Edward I. Murphy if they have any questions or suggestions regarding the draft of the proposed Subdivision Ordinance.

After discussion, the Commission voted unanimously to cancel the Regular Commission Meeting and the Plan Implementation Committee meeting scheduled for next Thursday.



2. R74.32 and R74.32A - Ocean Avenue Widening and Lee Avenue Extension

Ocean Avenue Widening - IN CONFORMITY WITH MASTER PLAN  
SUBJECT TO CONDITIONS;

Lee Avenue Extension - POSTPONED Vote: 6-0.

3. R73.57B - Municipal Railway Transformer Substations,  
Clayton, Carl, Randolph and Byxbee Streets.  
IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS  
Vote: 6-0.

4. Second Public Hearing on and Final Consideration of the  
Transportation Noise Element of the Comprehensive Plan --  
a Proposal for Citizen Review.  
(Under Advisement from meeting of September 5, 1974)  
ADOPTED Resolution No. 7244 Vote: 6-0.

Adjourned: 3:40 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 3, 1974  
100 LARKIN STREET  
1:00 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin at 1:00 p.m. to take a field trip to properties scheduled for consideration at this meeting.

1:30 P.M. - 100 Larkin Street

President Newman called the meeting to order and announced that he had received a letter of resignation from the Director of Planning, Allan B. Jacobs. He then announced that the Commission would go into Executive Session in the Director's office to discuss this matter.

When the Commission reconvened, President Newman announced that the Commission had appointed Edward I. Murphy, Assistant Director of Planning as Acting Director of Planning effective October 26, 1974.

2:00 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the Regular Meetings of August 8, 29 and September 12, 1974, APPROVED as SUBMITTED Vote: 7-0.

3. Current Matters

Allan B. Jacobs, Director of Planning, announced that consideration of Institutional Master Plan policies would be considered October 10, 1974, as a calendared item.

The Director informed the Commission that the Department had received a building permit application for an apartment building on the southeast corner of California and Powell Streets, and that the applicant had announced his intention to file for a reclassification of the property to a 260-foot height limit.

The Director announced that a Public Hearing on the departmental Work Program and Budget would be held at the next Commission meeting, October 10, 1974.







4. R74.41 - Sidewalk Widening: Stanyan Street opposite Haight Street.  
IN CONFORMITY WITH MASTER PLAN Vote: 7-0.

2:30 P.M. Calendar

5. LM74.10 - Consideration of a Proposal to Designate one of the Tanforan Cottages, 214 Dolores Street, as a Landmark.  
APPROVED Resolution No. 7245 Vote: 7-0.
- LM74.11 - Consideration of Proposal to Designate one of the Tanforan Cottages, 220 Dolores Street, as a Landmark.  
CONTINUED to the meeting of October 10, 1974.  
Vote: 7-0.
6. LM74.4 - Consideration of a Proposal to Designate the Atherton House, 1990 California Street, as a Landmark.  
CONTINUED to the meeting of November 7, 1974.  
Vote: 7-0.
7. LM74.8 - Consideration of a Proposal to Designate the Rothschild House, 964 Eddy Street, as a Landmark.  
DISAPPROVED Resolution No. 7246 Vote: 7-0.
8. LM74.9 - Consideration of a Proposal to Designate the Stanyan House, 2006 Bush Street, as a Landmark.  
APPROVED Resolution No. 7247 Vote: 7-0.

3:00 P.M. - Room 282 City Hall

9. CU74.47 - 240-58 Clinton Park, north side 218 feet east of Dolores Street.  
Request for authorization to enlarge the existing mortuary parking lot and to landscape the entire parcel now vacant.  
APPROVED with CONDITIONS Resolution No. 7248  
Vote: 5-1.
10. CU74.52 - 1360 Army Street, approximately 226,000 square feet of land within the blocks bounded by Army, Pennsylvania, Indiana, and 25th Streets.  
Request for authorization for an automobile wrecking and dismantling yard.  
APPROVED with CONDITIONS Resolution No. 7249.  
Vote: 6-0.

3:30 P.M. Calendar

11. Consideration of September, 1974, draft of proposed Subdivision Ordinance.  
CONTINUED to meeting of October 24, 1974. Vote: 5-0.

Adjourned: 5:55 p.m.



4

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 10, 1974  
2:00 P.M.

PRESENT: Commissioners Farrell, Fleishhacker, Miller, Newman,  
Porter, Ritchie, Rueda

2:00 P.M. - 100 Larkin Street

1. Approval of Minutes

Minutes of the Regular Meeting of September 5, 1974,  
APPROVED as SUBMITTED. Vote: 6-0.

2. Current Matters

Allan B. Jacobs, Director of Planning, announced that a meeting would be scheduled the following week for the primary purpose of adjourning to Executive Session.

The Commission voted unanimously to adopt Resolution No. 7250 instructing the Director of Planning to prepare and submit a supplemental appropriation request to increase the revolving fund to \$800.00.

The Commission voted unanimously to table for one week consideration of a supplemental appropriation request for two new staff members, telephone changes, and reimbursement for use of employee cars.

3. The Commission held a public hearing to receive comments and suggestions to guide the Department of City Planning in its preparation of a Work Program and Budget Proposal for the next fiscal year (1975-76).

4. Policy on Institutional Master Plan  
ADOPTED Resolution No. 7251 Vote: 6-0.

3:00 P.M. - Room 282, City Hall

5. EE73.176 - Public Hearing on draft Environmental Impact Report for Muni Metro Center in the vicinity of Ocean, San Jose and Geneva Avenues.  
CERTIFIED as COMPLETE Resolution No. 7252  
Vote: 7-0.



5. R74.28 - Vacation of portions of Merrie Way and 48th Avenue in the Golden Gate National Recreation Area.  
WITHDRAWN from CONSIDERATION at this time.
6. R74.32A - Lee Avenue Extension  
IN CONFORMITY to MASTER PLAN Vote: 7-0.
7. LM74.11 - Consideration of Proposal to Designate one of the Tanforan Cottages, 220 Dolores Street, as a Landmark.  
(Under Advisement from meeting of October 3, 1974)  
APPROVED Resolution No. 7253 Vote: 7-0.
8. Executive Session - Personnel Matters

Following the Executive Session, the Commission reconvened and voted unanimously to adopt Resolution No. 7254 transferring \$1,000.00 from the account for Official Advertising and Report Printing to meet reasonable and suitable expenses which would be incurred in the selection of a new Director of Planning.

Adjourned: 4:40 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 24, 1974  
ROOM 282, CITY HALL  
2:00 P.M.

PRESENT: Commissioners Farrell, Mellon, Newman, Porter, Rueda

1. Approval of Minutes

Minutes of the Regular Meeting of September 19, 1974,  
APPROVED as SUBMITTED. Vote: 4-0.

2. Current Matters

Allan B. Jacobs, Director of Planning, gave the City Planning Commission his thoughts on leaving the Department of City Planning and indicated some issues and challenges ahead.

The meeting was then turned over to Edward I. Murphy, Assistant Director.

George A. Williams, Assistant Director - Plans and Programs, gave a status report on Proposition J.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), announced that two applications for reclassification had been filed for areas in the Inner Mission and the Inner Sunset.

2:30 P.M. Calendar

3. LM74.13 - Consideration of proposal to designate as a Landmark the Haas-Lilienthal House, 2007 Franklin Street, Assessor's Block 600, Lot 12.  
APPROVED Resolution No. 7255. Vote: 5-0.
4. Consideration of September, 1974, draft of proposed Subdivision Ordinance.  
ENDORSED, including twelve amendments contained in a staff memo dated October 21, 1974. Vote: 4-0.
5. Executive Session - Discussion of selection of new Director of Planning.

Adjourned: 3:30 p.m.





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SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
OCTOBER 31, 1974  
100 LARKIN STREET  
1:00 P.M.

PRESENT: Commissioners Carey, Miller, Newman, Porter, Ritchie.

1:00 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on November 7.

2:15 P.M. - 100 Larkin Street

2. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the Finance Committee of the Board of Supervisors had approved a reallocation of Department of City Planning funds to provide \$1,000.00 to be used for recruitment of a new Director of Planning.

Mr. Murphy advised the Commission that the proposed Franklin Hospital Master Plan has not been received by the staff; and, as a result, the public hearing on the Master Plan, previously announced for November 21, will have to be postponed.

Mr. Murphy noted that the meeting of the Budget and Personnel Committee of the Commission which had been scheduled for Tuesday had been cancelled. The Commission requested that the meeting be rescheduled next week.

Charna Staten, Planner III, described the two proposals for the re-design of Doyle Drive which are presently being considered by the Board of Supervisors.

R. Spencer Steele, Assistant Director, Implementation (Zoning Administrator), reported that the State legislature had adopted legislation recommending that construction of new gasoline stations be discouraged by local officials.

3. R74.37 - Proposed vacation of Maggie Alley, east of Jones Street north of Geary Street.  
IN CONFORMITY WITH MASTER PLAN SUBJECT TO  
CONDITIONS Vote: 5-0.



OCTOBER 31, 1974

4. R74.47 - Proposed Transfer of Jurisdiction of Hunters Point Neighborhood Facilities.  
DOES NOT AFFECT THE MASTER PLAN Vote: 5-0.

2:30 P.M.

5. EE74.167 - Consideration of Appeal of a Negative Declaration issued by the Department of City Planning relative to a proposal to construct a McDonald's restaurant at 730 Stanyan Street.  
NO ENVIRONMENTAL IMPACT REPORT REQUIRED  
Resolution No. 7256 Vote: 4-1.
6. R74.52 - Proposed Acquisition of former Regal Pale Brewery site, between Folsom and Harrison Streets north of 20th Street, by the Board of Education.  
IN CONFORMITY WITH MASTER PLAN SUBJECT TO CONDITIONS Vote: 5-0.
7. Consideration of Proposed Policies for Re-Use of Hunters Point Shipyard.  
ADOPTED Resolution No. 7257 Vote: 5-0.
8. Executive Session - The Commission discussed the matter of selecting a new Director of Planning.

Adjourned: 5:25 p.m.



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CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 7, 1974  
ROOM 282, CITY HALL  
1:00 P.M.

PRESENT: Commissioners Finn, Mellon/Elliott, Newman, Porter,  
Ritchie, Rueda.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the Board of Supervisors meeting on Monday, had approved for second reading the Commission's supplemental appropriation for \$1,000 to be used for recruitment of a new Director of Planning. The funds should be available in approximately two weeks.

Mr. Murphy informed the members of the City-wide Comprehensive Plans Committee (Commissioners Newman, Mellon, Ritchie) that next weeks meeting will be cancelled.

Acting on Mr. Murphy's recommendation, the Commission voted unanimously to adopt Resolution No. 7258 to request a supplemental appropriation in the amount of \$6,458 to provide funds for changes in telephone service, the hiring of a 1706 Telephone Operator, and for use of employees cars.

The Commission voted unanimously to adopt Resolution No. 7259 to request a supplemental appropriation in the amount of \$5,672 to enable the Commission to employ a new Director of Planning as of the beginning of the new calendar year.

The Commission voted unanimously to adopt Resolution No. 7260 to express its regard and appreciation for the services rendered by Allan B. Jacobs while he held the position of Director of Planning.

2. Review of recently Enacted Housing and Community Development Act of 1974 by the staff of the Mayor's Office of Community Development.

The staff of the Mayor's Office of Community Development reported on the local implications of the Act and responded to questions raised by members of the Commission.



3. Consideration of a Report on a Transportation System for the Embarcadero area including alternatives to the extension of Interstate 280 along the San Francisco Waterfront and a Plan for the Demolition of the Embarcadero Freeway.

George A. Williams, Assistant Director - Plans and Programs, and Alan Lubliner, Planner III, presented and summarized the report and responded to questions raised by members of the Commission. The Commission then voted unanimously to adopt Resolution No. 7261 accepting the report and authorizing transmittal of the report to the Board of Supervisors without recommendation.

2:30 P.M.

4. LM74.4 - Consideration of a Proposal to Designate the Atherton House, 1990 California Street, as a Landmark.  
(Under Advisement from meeting of October 3, 1974)  
DISAPPROVED Resolution No. 7262 Vote: 3-3.  
(As provided in the Rules and Regulations of the City Planning Commission, "A tie vote on any matter before the Commission shall be deemed to be a disapproval thereof.")

3:00 P.M.

5. CU74.51 - 1152-56 Clement Street, northeast corner of Funston Avenue.  
Request for authorization to legalize use of a part of the existing structure as a professional office for architects; in an R-4 District.  
APPROVED with CONDITIONS Resolution No. 7263  
Vote: 6-0.
6. ZM74.6 - 7 Hopkins Avenue, northwest corner of Corbett Avenue.  
R-1 to an R-3 District.  
DISAPPROVED Resolution No. 7264 Vote: 6-0.
7. ZM74.7 - 1701 Franklin Street, northwest corner of California Street.  
R-3 to an R-4 District.  
APPROVED Resolution No. 7265 Vote: 6-0.
8. CU74.54 - 1701 Franklin Street, northwest corner of California Street.  
Request for authorization to convert an existing 12-room boarding house for use as professional offices by four or more attorneys; in an R-4 District.  
APPROVED with CONDITIONS Resolution No. 7266  
Vote: 6-0.







NOVEMBER 7, 1974

4:00 P.M.

9. CU74.55 - 1201 Ortega Street and 1935-39 19th Avenue.  
Request for authorization to modify the approved expansion of the San Francisco Conservatory of Music by adding 2 adjacent lots fronting on 19th Avenue to the site and by substituting open parking for the basement parking which was previously proposed.  
APPROVED with CONDITIONS Resolution No. 7267  
Vote: 4-0.

10. CU74.56 - 1449 Mendell Street, northeast corner of Palou Avenue.  
Request for authorization to operate a mortuary in a C-2 District.  
APPROVED with CONDITIONS Resolution No. 7268  
Vote: 4-0.

Adjourned: 4:45 p.m.



4

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 14, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

PRESENT: Commissioners Finn, Fleishhacker, Mellon, Newman,  
Porter, Rueda.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, reported that the Streets and Transportation Committee of the Board of Supervisors, meeting next Thursday, is scheduled to hold a public hearing on the proposed Subdivision Ordinance.

Mr. Murphy announced that the Commission's schedule for next Thursday will be as follows:

1. Neighborhood Plans Committee (Commissioners Rueda, Fleishhacker, Ritchie) 1:30 p.m.
2. Implementation Committee (Commissioners Fleishhacker, Porter, Rueda) 2:00 p.m.
3. Field trip for December Zoning Cases and Regular Meeting (Full Commission) 2:15 p.m.

Charna Staten, Planner III, reported on the current status of the Environmental Protection Agency's declarations regarding parking management regulations.

George A. Williams, Assistant Director - Plans and Programs, noted that the Commission had received a plan for the Inner-Mission from the Mission Housing Development Corporation. The Corporation had also requested an opportunity to formally present the plan to the Commission; and that presentation has tentatively been scheduled for December 12.

Mr. Williams also distributed copies of a publication entitled "Traffic In Neighborhoods" which had been prepared by the Department of City Planning to assist neighborhood planning programs.

THE  
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D. C. 20250  
MAY 1964

REPORT OF THE BUREAU OF LAND MANAGEMENT  
ON THE PROGRESS OF THE BUREAU'S WORK  
DURING THE YEAR 1963

1

The Bureau of Land Management is a part of the United States Department of the Interior. It is responsible for the management and disposal of the public lands owned by the United States. The Bureau's work is divided into three main areas: land acquisition, land management, and land disposal.

The Bureau's work is divided into three main areas: land acquisition, land management, and land disposal.

1. Land acquisition: The Bureau acquires land for the United States through purchase, donation, or other means. This includes the acquisition of land for national parks, monuments, and other public lands.
2. Land management: The Bureau manages the public lands to ensure their long-term health and productivity. This includes activities such as grazing management, timber management, and wildlife management.
3. Land disposal: The Bureau disposes of public lands through sale, lease, or other means. This includes the disposal of land for private development, agriculture, and other purposes.

The Bureau's work is divided into three main areas: land acquisition, land management, and land disposal.

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NOVEMBER 14, 1974

2:30 P.M.

2. Review of St. Francis Hospital Master Plan.

Representatives of St. Francis Hospital described their proposed Master Plan. Subsequently, the Commission received comments from members of the audience regarding the plan. No action was taken. This review was preparatory to possible later submissions by St. Francis Hospital for Conditional Use authorization, reclassification and a revocable permit.

3. Executive Session - Discussion of Selection of New Director of Planning.

Adjourned: 5:00 p.m.



SAN FRANCISCO  
CITY PLANNING COMMISSION  
MINUTES AND SUMMARY OF THE REGULAR MEETING  
THURSDAY  
NOVEMBER 21, 1974  
100 LARKIN STREET  
2:15 P.M.

PRESENT: Commissioners Finn, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda.

2:15 P.M. - Field Trip

1. Executive Session - The Commission discussed the Selection of the New Director of Planning.
2. Members of the Commission and staff departed from 100 Larkin Street to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on December 5, 1974.

Adjourned: 4:00 p.m.





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CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
DECEMBER 5, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

PRESENT: Commissioners Elliott, Finn, Fleishhacker, Newman, Porter, Ritchie, Rueda.

1. Approval of Minutes

Minutes of the meetings of October 3, 10, and 31 and November 21, 1974, APPROVED AS SUBMITTED. Vote: 4 - 0.

2. Current Matters

Edward I. Murphy, Acting Director of Planning, advised the Commission that the Board of Supervisors, at its meeting on November 25, had adopted a resolution disapproving the Commission's approval of a Conditional Use application for an automobile wrecking yard at 1360 Army Street.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), reported that Judge Ira Brown had issued a Notice of Intended Decision in the St. Mary's Hospital Case, the decision being to grant a writ of mandate against the project.

Mr. Steele informed the Commission that the Commission's approval of building permit applications for eight-unit buildings at Turk and Stanyan Streets and at Turk and Rossi Streets had been sustained by the courts.

Acting on the recommendation of the Acting Director, the Commission voted unanimously to adopt Resolution No. 7269 to rescind twelve policy resolutions previously adopted which have since been superseded or otherwise nullified.

3. R74.12 - Transfer of parcels land in Lincoln Park and Fort Miley to the Golden Gate National Recreation Area.  
IN CONFORMITY WITH MASTER PLAN. Vote: 7 - 0.
4. R74.28 - Vacation of portions of Merrie Way and 48th Avenue within Golden Gate National Recreation Area.  
IN CONFORMITY WITH MASTER PLAN. Vote: 7 - 0.
5. R74.49 - Land Acquisition for North Point Sewage Transport Project and Channel Street Pumping Station, and various easements in Southeast Industrial District.  
ACQUISITION OF EASEMENTS DOES NOT AFFECT THE MASTER PLAN;  
Acquisition of Land IN CONFORMITY WITH THE MASTER PLAN  
subject to Conditions. Vote: 7 - 0.



6. Presentation of Proposed Work Program and Budget for the Department of City Planning for Fiscal Year 1975-76.  
The staff presented the proposed work program and budget and responded to questions raised by members of the Commission. These matters will be scheduled for further consideration on December 19.

3:00 P.M. - Zoning Hearing

7. CU74.58 - 9 and 11 Girard Avenue, Southeast corner of Silver Avenue.  
Request for authorization to operate a day care center primarily for children of pre-school age; in an R-2 District.  
APPROVED with CONDITIONS Resolution No. 7270. Vote: 7 - 0.
8. CU74.59 - 565 Bryant Street, south line, 190 feet east of Fourth Street.  
Request for authorization for an automobile wrecking operation; in an M-2 District.  
DISAPPROVED Resolution No. 7271. Vote: 7 - 0.
9. CU74.60 - 1520 O'Farrell Street, Apartment No. 1, north line, approximately 80 feet East of Hollis Street.  
Request for authorization to operate a child care center for ten pre-school age children; in an R-3 District.  
APPROVED with CONDITIONS Resolution No. 7272. Vote: 7 - 0.

3:30 P.M.

10. LM74.12 - Consideration of a proposal to designate the San Francisco War Memorial, bounded by Van Ness Avenue, McAllister Street, Grove Street and Franklin Street, as a Landmark.  
APPROVED Resolution No. 7273. Vote: 7 - 0.
11. LM74.14 - Consideration of a proposal to designate the V. C. Morris Building, 140 Maiden Lane, as a Landmark.  
APPROVED Resolution No. 7274. Vote: 7 - 0.
12. Executive Session - The Commission Discussed the Selection of a New Director of Planning.

Adjourned: 5:25 p.m.



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CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
DECEMBER 12, 1974  
ROOM 282, CITY HALL  
2:15 P.M.

PRESENT: Commissioners Finn, Fleishhacker, Mellon, Newman,  
Porter, Ritchie, Rueda.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, informed the Commission that the Planning, Housing & Development Committee of the Board of Supervisors, meeting next Tuesday, will discuss a communication from the Sierra Club requesting that the City Planning Code be amended to regulate the granting of conditional use permits to major medical and educational institutions.

In response to a question which had been raised by Commissioner Porter, Robert Passmore, Planner V (Zoning), stated that the staff of the Department of City Planning had reviewed plans for the proposed Pacific Trade Center to be constructed on Van Ness Avenue under the auspices of the Redevelopment Agency and had found the plans to be in substantial conformity with the City Planning Code. It is possible, however, that the project will require consideration of a parking variance by the Zoning Administrator.

George A. Williams, Assistant Director - Plans and Programs, reported on the current status of the controversy between the Performing Arts Center and the Public Library over use of Marshall Square and responded to questions raised by members of the Commission.

Commissioner Porter reported that a meeting of the Commission's Budget and Personnel Committee had been held earlier in the afternoon. A decision had been made to reduce the proposed budget by \$15,000; and she recommended that a decision regarding the three new employments being requested be made by the full Commission at its meeting next week.

2:30 P.M.

2. Presentation of the Mission Housing Development Corporation's Plan for the Inner Mission.

John W. Bourne, Director of the Mission Housing Development Corporation, Edward Burger, Consultant to the Mission Housing Development Corporation and Toby Levine, President



DECEMBER 12, 1974

of the Mission Planning Council, presented and summarized the plan, responded to questions raised by members of the Commission, and requested that the Commission take action to incorporate it into the Master Plan. The Commission requested the staff to review the plan and to report back with its recommendations at an early date.

3:30 P.M. - 100 Larkin Street

3. Status Report on Comprehensive City-Wide Residential Zoning Study.

Robert Passmore, Planner V (Zoning), Marie Zeller, Planner III - Administrative, Gary Craft, Planner II, and Mark Winogrand, Planner II, reported on progress made to date on the study and responded to questions raised by members of the Commission.

4. Executive Session

The Commission discussed the selection of a new Director of Planning.

Adjourned: 5:35 p.m.





SAN FRANCISCO  
CITY PLANNING COMMISSION  
SUMMARY OF THE REGULAR MEETING  
THURSDAY  
DECEMBER 19, 1974  
ROOM 282, CITY HALL  
2:00 P.M.

DEC 3 1974

PRESENT: Commissioners Fleishhacker, Mellon, Newman, Porter, Ritchie, Rueda.

Approval of Minutes

Minutes of the meetings of October 24 and November 7, 1974,  
APPROVED AS SUBMITTED. Vote: 4 - 0.

1. Current Matters

Edward I. Murphy, Acting Director of Planning, recommended that the Commission's next Regular meeting, scheduled for December 26, be cancelled. The Commission voted unanimously to cancel the meeting.

Mr. Murphy advised the Commission that a special meeting will be scheduled on Friday morning, January 10, at 9:00 a.m. for the annual Capital Improvement Program Review.

Mr. Murphy informed the Commission that the Board of Supervisors, during its meeting on January 6, will consider appeals from the Commission's disapproval of proposals to designate the Goodman Building and the Atherton House as Landmarks.

George A. Williams, Assistant Director - Plans and Programs, reported on the Department of City Planning's participation in the preparation of applications for Community Development Funds.

2. Consideration of Proposed Work Program and Budget for 1975-76 fiscal year.

Mr. Murphy reported that new rates for the next fiscal year have been established by the Health Service System; and, as a result, the draft of the Department of City Planning's proposed budget has had to be increased by \$1,176. He then stated that Mr. Macris, the newly appointed Director of Planning had made a preliminary review of the proposed work program and budget; however, since the budget does not have to be submitted to the Controller until January 20, he recommended that Commission action on these matters be deferred until January 9. The Commission voted unanimously for the postponement.

2:30 P.M.

3. EE74.71 - Market Street, southeast corner of 9th Street.

Consideration of a draft Environmental Impact Report on the proposed construction of a 17-story, 240 feet high office building for the State Compensation Insurance Fund.

CERTIFIED as COMPLETE Resolution No. 7275 Vote: 6 - 0



4. CU74.30 - Market Street, southeast corner of 9th Street.  
Request for authorization for construction of a 175-car parking garage in the proposed building where approximately 112 of the spaces would be considered accessory to the office use; in a C-3-G District.  
APPROVED with CONDITIONS. Resolution No. 7277 Vote: 6 - 0
5. CU74.31 - Market Street, southeast corner of 9th Street.  
Request for authorization to permit the upper four feet of the seventh floor of the proposed building to have a maximum diagonal dimension of 220 feet; in a C-3-G District.  
APPROVED with CONDITIONS. Resolution No. 7276 Vote: 6 - 0
6. Discretionary Review of Plans for the office building proposed for the southeast corner of Market and 9th Streets.  
APPROVED with CONDITIONS. Resolution No. 7278 Vote: 6 - 0

3:00 P.M.

7. EE74.234 - Consideration of an appeal of a Negative Declaration issued by the Department of City Planning for duplexes proposed for property located on the east line of Villa Terrace, 82 feet North of Graystone Terrace.  
NO ENVIRONMENTAL IMPACT REPORT REQUIRED.  
Resolution No. 7279. Vote: 6 - 0.

Adjourned: 4:20 p.m.

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